

1. The meeting was resumed at 9:10 a.m. on 16.3.2015.
2. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow	Chairman
Mr Stanley Y.F. Wong	Vice-chairman
Mr Roger K.H. Luk	
Professor S.C. Wong	
Professor Eddie C.M. Hui	
Ms Anita W.T. Ma	
Ms Bonnie J.Y. Chan	
Mr H.W. Cheung	
Mr Ivan C.S. Fu	
Ms Janice W.M. Lai	
Mr Dominic K.K. Lam	
Ms Christina M. Lee	
Mr H.F. Leung	
Mr F.C. Chan	
Mr David Y.T. Lui	
Mr Peter K.T. Yuen	
Principal Assistant Secretary (Transport) 3, Transport and Housing Bureau	
Miss Winnie M.W. Wong	
Chief Engineer (Works), Home Affairs Department	
Mr Martin W.C. Kwan	
Principal Environmental Protection Officer (Metro Assessment) Environmental Protection Department	
Mr K.H. To	

Assistant Director/Regional 1, Lands Department
Ms Doris M.Y. Chow

Director of Planning
Mr K.K. Ling

Agenda Item 3 (cont'd)

[Open meeting (Presentation and Question Session only)]

Consideration of Representations and Comment in respect of the Draft Shek Kip Mei Outline Zoning Plan No. S/K4/28
(TPB Paper No. 9855)

[The meeting was conducted in Cantonese and English]

Hearing for Group 2 (Representations No. R2 to R405, R407 to R5110, R5112 and C1)

Presentation and Question Sessions

[Open Meeting]

3. The following government representatives and representers and representers' representatives were invited to the meeting at this point:

- | | | |
|-----------------------|---|---|
| Mr Lawrence Y.C. Chau | - | District Planning Officer/Tsuen Wan and West Kowloon, Planning Department (DPO/TWK, PlanD) |
| Mr Philip Y.L. Chum | - | Senior Town Planner/Sham Shui Po, PlanD |
| Mr M.S. Ng | - | Town Planner/Sham Shui Po 2, PlanD |
| Mr Cary P.H. Ho | - | Senior Nature Conservation Officer (South), Agriculture, Fisheries and Conservation Department (AFCD) |
| Mr Marco Y.W. Pang | - | Geotechnical Engineer/Geo Projects 31, Civil Engineering and Development Department |

Mr Marco H.Y. Tai - Engineer/Sham Shui Po, Transport
Department

R47 – Chow Fung Mei

Ms Chan Lin Kiu - Representer's representative

R89 – Cheng Chi Ming

R194 – Cheng Mei Shan

R203 – Wong Kam Fai Dennis

R270 – Wong Lai Kuen

R772 – Lam Yee Man

R792 – Loh Yin Chung

R2042 – 陸嘉言

R4393 – 陳芷羚

Ms Wong Lai Kuen - Representer and representers'
representative

R71 – 古妙英

R72 – Wong Kam San

R374 – Wong Yin Ping

R502 – Chow Tai Enid

R4851 - 黃碧儀

Ms Chan Kit Wah, Eva - Representers' representative

R92 – Wong Wai Shuen

Ms Chan Mei Ling - Representer's representative

R95 – Koo Ming Wah

Ms Koo Ming Wah - Representer

R101 – 林炳輝

R4234 – Melanie B. Ardiene

R4859 – Chiu Hiu Fung

Mr Hui Ting King - Representers' representative

R179 – Tsang Nga Chi

Ms Ip Pui Ching - Representer's representative

R226 – Wong Yam Fung

Ms Ng Mei, Carman - Representer's representative

R228 – Charlene Lee Cheuk Lam

Ms Mark Victoria Faith Tek Yan - Representer's representative

R259 – Wong Mie Yee

Ms Wong Mie Yee - Representer

R360 – 葉錦儀

R4438 – Cheong Fung

Ms Jennifer Yip - Representer and representer's representative

R273 – Cheung Chik Fai

Ms Yuen Lai Ping - Representer's representative

R284 – 利卓衡

Ms Wong Man Yi - Representer's representative

R312 – Ling Chi Leung

Mr Ling Chi Leung - Representer

R328 – 林淑貞

Ms Cindy Lam - Representer

R329 – 陳偉祺

Mr Ricky Chan - Representer

R335 – Wong Jean Wah

R5054 – 朱永倫

Mr Wong Jean Wah - Representer and representer's representative

R343 – Wong Hon Ting

Mr To Yuet Kit - Representer's representative

R364 – 嚴芷筠

Mr Lo Ching Wai - Representer's representative

R375 – Ng Hau Wun, Angela

Mr Yeung Ngai - Representer's representative

R377 – Ng Hau Ning, Helen

Ms Wong Suk Kwan, Renee - Representer's representative

R392 – Cheng Tin Kei

Ms Cheng Pui Fong - Representer's representative

R393 – Suen Man Fung

R4318 – Cheng Kin Nam

Mr Cheng Kin Nam - Representer and representer's representative

R415 – 吳玉蓮

Ms Lo Woo Yin Ling, Elaine - Representer's representative

R426 – Martin Ngan

Mr Martin Ngan - Representer

R453 – 朱國華

Ms Ho Sau Man, Sharman - Representers' representative

R458 – Chu Kwok Piu

Mr Chu Kwok Piu - Representers

R469 – Tinky Cheung

Mr Kam Yu Ha - Representers' representative

R576 – Wong Dow Shang

Mr Wong Dow Shang - Representers

R623 – Law Kee Leung

Mr Law Kee Leung - Representers

R798 – Lee Kim Toh

R2182 – Kwan Mei Kuen

R4311 – Kwan Mei Chun

Ms Kwan Mei Chun - Representers and representers' representative

R2087 – 鄧汝江

唐楊森 - Representers' representative

R2108 – Cheung Sai Leung

Mr Leung Chi Fai, Eric - Representers' representative

R2109 – Yeung Yuet Heung, Daisy

Mr Chow Ding - Representers' representative

R4212 – Wong Cheung Ching Yee, Brenda

Ms Wong Cheung Ching Yee, Brenda - Representers

R4214 – Wong Joy Yan, Denise

Ms Wong Joy Yan, Denise - Representer

R4226 – Virgeth U Napovafe

R4846 – Wong Lam Fung

Mr Wong Lam Fung - Representer and representer's representative

R4358 – 許琮瑤

Ms Leung Fung Kuen - Representer's representative

R4362 – 李樂瑜

Ms Li Wai Fun - Representer's representative

R4365 – 莫見愛

Mr Lam Si Hoi - Representer's representative

R4559 – Alison Chan

Mr Billy Cheung - Representer's representative

R4584 – Emily Lam Ming Yuk

Ms Emily Lam Ming Yuk - Representer

R4594 – 林淑儀

Mr Lee Chung Yiu - Representer's representative

R4597 – Martin Lee

Ms Tong Yin Kun - Representer's representative

R4612 – Chiu Kou Tai, Herbert

Mr Chiu Kou Tai, Herbert - Representer

R4636 – Fung Chi Wing

Mr Wong Kam Hei - Representers' representative

R4719 – Kong Yin Hum

Mr Kong Yin Hum - Representers

R4830 – Lung Wai Lan

Ms Wong Mui Ying - Representers' representative

R4981 – Cheng Yuet Lai, Doris

Ms Cheng Yuet Lai, Doris - Representers

R5002 – Mok Yin

Ms Mok Yin - Representers

R5083 – Ng Siu Ying

Ms Ng Siu Ying - Representers

R5103 – 大窩坪保綠地關注組

Mr Wong Jean Wah - Representers' representative

Mr Vincent Chu Kwok Piu

Mr Tse Shing Chi

4. The Chairman extended a welcome and said that the meeting was a continuation of the hearing of the Group 2 representations and comments in respect of the Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/28. The Chairman said that the representative from PlanD would first be invited to make a presentation. After that, the representers/authorised representatives would be invited to make oral submissions. After the oral submissions, there would be a question and answer (Q & A) session in which Members could direct question(s) to any attendee(s) of the meeting. Lunch break would be from about 12:45 pm to 2:00 pm and there might be one short break in the morning and one to two short breaks in the afternoon, as needed.

5. The Chairman said that there was a timer device to alert the representers and representer's representatives 2 minutes before the allotted time was to expire and when the allotted time limit was up.

6. He then invited the representatives of PlanD to brief Members on the representations and comments in respect of the draft Shek Kip Mei OZP.

7. With the aid of a Powerpoint presentation, Mr Lawrence Y.C. Chau, DPO/TWK, repeated the presentations which were made in the session of the Meeting on 6.3.2015 as recorded in paragraph 46 of the minutes of 6.3.2015.

[Mr Dominic K.K. Lam and Mr Ivan C.S. Fu returned to join the meeting during the presentation.]

8. The Chairman then invited the representers and representer's representatives to elaborate on their representations. The Chairman said that the presentation should be confined to an elaboration of the written submissions and to ensure a smooth and efficient conduct of the meeting, he might request the representers or their representatives not to repeat unnecessarily the same points of arguments which had already been presented by others at the same meeting.

R47 – Chow Fung Mei

9. Ms Chan Lin Kiu read out an article written by Mr Roger Nissim, an Adjunct Professor in the Department of Real Estate & Construction of the University of Hong Kong. The main points of the article were summarised below:

- (a) the restarting of a regular land sale programme in 2013 after a 10-year hiatus was one of the real positive actions of the Administration to plug the huge gap in housing supply. However, there was no quick fix for this situation and four to five years would be required to create an equilibrium between supply and demand;

- (b) rezoning of “Green Belt” (“GB”) sites and exploring use of land within Country Parks (CPs), as advocated by the Secretary for Development (SDEV) and the Secretary for Housing and Transport, should not be considered as necessary trade-offs to achieve the objective of increased housing land supply in the short-term;
- (c) according to Notes of the statutory OZPs and the mandate of the Country and Marine Parks Authority, there was a presumption against any development in the “GB” zone and the CP;
- (d) since 2011, the Hong Kong Government was committed to comply with the requirements of the international Convention on Biological Diversity (CBD) and it was understood that the public would be consulted on the Bio-diversity Strategy and Action Plan (BSAP) within this year. This would require action not only to preserve country and marine parks but also to expand and enhance them;
- (e) most of the “GB” sites were remote, well vegetated sloping area with inadequate infrastructure provision. These sites could only be used for low-density developments providing small number of flats which could not justify the damage to be done on the environment;
- (f) there were other alternatives to increase the housing land supply by making use of the existing brownfield sites and by replacing the redundant industrial buildings by modern residential buildings;
- (g) priority should be given to develop the existing brownfield sites first. The 2014 Policy Address identified 257 hectares of agricultural land in North and Yuen Long districts that were either used mainly for industrial purposes or temporary storage, or deserted;
- (h) there were some 600 redundant industrial buildings in urban areas with building age of 40 to 50 years old and their replacement with modern residential buildings would constitute positive urban renewal.

Moreover, with the completion of MTR extension to Kennedy Town in the west and Ap Lei Chau in the south, all the old industrial buildings in Wong Chuk Hang, Aberdeen, Ap Lei Chau and Kennedy Town could be rezoned for residential use once the infrastructure was in place; and

- (i) the Government should have the courage of its convictions and press ahead with the new town proposals in the New Territories. Any affected parties should be compensated. The benefit of the majority should override the concerns of the adequately compensated minority.

[Actual speaking time : 7 minutes]

R89 – Cheng Chi Ming

10. Ms Wong Lai Kuen played a video recording of Mr Cheung Wing Sum, a Sham Shui Po District Council (SSPDC) member, and the main points of the video were highlighted as follows:

- (a) Members were urged to consider whether the rezoning of the “GB” sites for residential or other uses was a major change in government policy which would have a territory-wide implication. The public should be adequately consulted on such a policy change and the Government should provide detailed information on any impact assessments conducted and the factors which had been taken into account in making such a decision;
- (b) for the subject rezoning of the “GB” site to the north of Yin Ping Road (the Site) for residential development, he considered that PlanD’s consultations with SSPDC were conducted in a procedurally unfair manner;
- (c) when SSPDC was consulted on the rezoning proposal in March, May and September 2014, PlanD was requested to provide more detailed

information on the planning proposal and technical assessments on various aspects such as traffic, environment, slope safety, etc. to facilitate SSPDC to consider the case in a more comprehensive manner. However, no such information was provided and this had rendered the consultation ineffective. SSPDC subsequently objected to the rezoning proposal as the Government had not provided objective data and detailed report regarding the environment and traffic assessments of the rezoning proposal to address the concerns of SSPDC and the locals;

- (d) in the absence of sufficient information and effective consultation, approval of the rezoning proposal of the Site would set an undesirable precedent for other similar rezoning proposals in other districts. While the Government should ensure that effective and comprehensive consultation on the rezoning proposal was carried out, it was of utmost importance that the Board would safeguard the procedural fairness of the consultation process;
- (e) the need to provide more flats to meet the acute housing demand was acknowledged. However, on consideration of the estimated number of flat production (i.e. less than 1,000 flats), it would not have significant contribution to the overall flat supply. There was no urgency to push through the proposal at the expense of carrying out an effective public consultation; and
- (f) the Board should request the Government to provide the essential information on various technical assessments including environment, traffic, geotechnical, infrastructure provision to SSPDC for its reconsideration and carrying out of an effective local consultation such that an informed decision on the rezoning proposal taking into account the stakeholders views could be made.

R71 – 古妙英

R72 – Wong Kam San

R502 – Chow Tai Enid

11. With the aid of a visualiser to display various plans and drawings showing the notional scheme of the residential development on the Site, Ms Chan Kit Wah, Eva, made the following main points:

- (a) based on the notional plan showing the typography, location of boulders and PlanD's indicative layout of the Site as presented at the meeting on 10.3.2015, it was revealed that the site terrain was very steep with the entrance of the proposed development at the lowest level of the Site at about 130mPD and the level of the upper part of the Site at about 175 to 180mPD with some areas up to 200mPD. According to PlanD's indicative scheme, the layout of the future residential development on the Site would be very congested and all the residential buildings had to be developed up to a uniform building height of about 210mPD if the permissible gross floor area (GFA) was to be fully utilised. Moreover, the gradient of the internal access road/emergency vehicular access (EVA) was steep as it had to climb uphill for more than 50m within the Site. The congested layout would not be able to meet the expectation of the future residents for a spacious living environment;
- (b) according to the survey sheet prepared by the Lands Departments (LandsD), a number of boulders were identified within the Site and in its close proximity. While those boulders within the Site would be carefully removed or mitigation measures would be adopted by future developer, there was grave concern on the potential threat posed by the groups of boulders in the vicinity of the Site, such as those near the entrance, adjacent to the building blocks in the north-eastern part of the Site or close to the stream nearby, in particular when the groups of boulders shown on the survey sheet were not exhaustive;
- (c) PlanD had reiterated that the stream course running across the Site was a seasonal stream and no water course was observed during the dry season. However, the stream courses as shown on the survey sheet would

naturally gather all the water from the hill and divert it to the main river to the south of the Site. There was concern that the designation of a non-building area (NBA) within the Site might not effectively mitigate the potential impact of the stream course on the future development of the Site. Alternative mitigation measures such as storage tank and underground culvert to direct the stream course to the main river across the Site should be explored and more detailed assessment was required;

- (d) a section plan cutting across the Site from its lowest level to the highest level was prepared to illustrate the impact of those retaining structures along the site boundary. Due to the steepness of the Site, a retaining wall of about 16m high would have to be constructed at a slightly higher level of 134mPD than that of the site entrance. As a result, the floors at the lowest one-third portion of the second residential building from the entrance would be facing the retaining wall. Moreover, for the upper part of the Site which already reached a level as high as 200mPD, 25m high retaining walls would have to be constructed. That together with the need to provide 6m high protective barrier, as required by CEDD, to mitigate the potential impact of the boulders nearby, the views of the uppermost floors of the two to four residential buildings at this upper level would likely be blocked. Besides, the retaining wall at this upper level might require to be constructed to about 4 to 6m thick and it would take up a substantial portion of the 8m buffer along the site boundary as proposed in PlanD's notional scheme. Such a congested layout for the proposed residential development on the Site with extensive retaining structures was considered undesirable;
- (e) another plan showing the overhead view and artist impression of the notional layout was also presented to illustrate the excessive scale of retaining structures and the close-in effect of those retaining structures on the future residents of the Site. Moreover, as a few slopes were found within the Site, some retaining structures would also need to be constructed on-site; and

- (f) in view of the above, given the difficult topography of the Site and its close proximity to the CP, the Site was considered not suitable for residential development with such a level of development intensity and was incompatible with the characteristics of the surrounding area.

[Actual speaking time : 19 minutes]

R92 – Wong Wai Shuen

- 12. Ms Chan Mei Ling made the following main points:

Brownfield Sites

- (a) to meet the imminent housing need of Hong Kong, priority should be given to develop about 800 ha of brownfield sites in the territory. It was regretful that these brownfield sites were not properly developed by the Government on the considerations that the sites were under fragmented and multiple ownership, the existing operation/establishment on these sites would be adversely affected and there was insufficient provision of infrastructure facilities;
- (b) citing the proposed public housing development in Ping Shan as an example, the Housing Department (HD) originally proposed in 2013 to use 34 ha of brownfield sites in Wang Chau, which was mostly occupied by various open storage and container storage yards, for a public housing development with production of 17,800 flats. In mid-2014, HD decided to reduce substantially the scale of the proposed public housing development by excluding the brownfield sites in the area. The development site was now confined to the “GB” portion of the original site. With a reduced site area of about 5.6 ha, the flat production was drastically reduced to about 4,000 flats;

- (c) with a view to better utilising the brownfield sites and to avoid affecting the existing open storage and container storage yards on these sites, the Government should relocate the existing operators to suitable alternative sites, or to resume those privately owned brownfield sites for public purpose as provided under the Land Resumption Ordinance, if required;
- (d) the governments of many developed countries had been adopting a development strategy to conserve their rural environment and to develop the brownfield sites first through various incentives and statutory measures. In contrast, our Government was advocating the rezoning of “GB” sites for residential or other uses which was unacceptable to the general public, in particular when the Government had not made known to the public a comprehensive database relating to those brownfield sites, government land currently under short term tenancies, military sites, and the supply and demand of Small House sites in Hong Kong;

Vacant Residential Premises

- (e) the Government was urged to review the methodology for compiling the statistical data on the number of vacant domestic units in Hong Kong and to release such information to the public. According to the Rating and Valuation Department, the vacancy rate of the private domestic property was about 4.1%. However, the figure was misleading as the vacancy rate was compiled based on a random survey for only about 3% of the total private domestic units;
- (f) according to the 2011 Census and the Hong Kong Annual Digest of Statistics, the number of occupied private domestic units and the total number of private domestic units was about 1.26 million and 1.45million respectively, which represented a vacancy rate of about 13%;
- (g) the Government should carefully examine the vacancy situation of the private domestic units by conducting a full survey, to review and

examine how to better utilize these vacant units instead of hastily resort to develop the “GB” sites and CP for residential development;

Overseas Experience

- (h) SDEV had quoted in his personal blog the overseas experience of Singapore which had carried out large-scale reclamation in order to provide more land to meet the demand arising from economic developments and population increase. However, the policy on distribution of housing land for various types of developments was different between Hong Kong and Singapore in that Singapore had a comprehensive public housing policy to meet the housing need of more than 80% of the population whereas the subsidized housing in Hong Kong could only accommodate about 50% of the population. In this regard, the strategy adopted by Singapore to provide additional housing land should not be used to justify the proposals to develop more housing land for Hong Kong;
- (i) Singapore had adopted a policy to charge a tax on those private residential flats which were leased out or vacant in order to redress the waste of housing resources. Moreover, valuable land resources were better utilized in Singapore as the rural area was well preserved and there was no need to reserve sites for Small House development. Recently, the Singaporean Government had promised to relocate those military sites and some golf courses near the city centre in order to release more land for other developments; and
- (j) the Government should critically review the existing land and housing resources of Hong Kong and to work out a comprehensive development strategy of land rather than simply resort to use the “GB” sites and other non indigenous villages for housing development.

[Actual speaking time : 10 minutes]

R95 – Koo Ming Wah

13. Ms Koo Ming Wah made the following main points:

- (a) she was a resident of Dynastic Heights;
- (b) in 2014, she wrote a letter to PlanD expressing her concern that the rezoning of the Site for residential development would lead to the loss of a popular hiking trail for the public and a recreational outlet for the local residents. In reply, PlanD said that as the Site was without footpath or hiking trail, and natural streams had been excluded from the Site as far as possible, the proposed residential development would not result in a loss of a recreational outlet for local residents or a hiking place for the public;
- (c) approving the use of the subject “GB” site for residential development would open the floodgate for similar residential developments to be developed in other “GB” sites. To illustrate her argument, she cited an application (No. A/ST/864) for proposed residential development on a site zoned “GB” at To Fung Shan, Sha Tin. The application site was subject to six previous applications for residential developments. Although the development intensity of each of the first five applications was lower than its previous one, all the five applications were rejected by the Rural and New Town Planning Committee (the Committee) mainly for the reason that the development was not in line with the planning intention of the “GB” zone and the proposed development would cause adverse impact on the surrounding areas. The sixth application for a proposed single house was subsequently approved with conditions by the Committee in 2008 on the consideration that the development intensity of the proposed house was low, the applicant was willing to comply with conditions on landscape, drainage traffic, etc and no clearance of vegetation was involved. During the course of development, the

applicant was required to carry out a series of site formation works for slope stabilization in order to comply with the requirement of the Buildings Department, and the proposed site formation works covered about 70% of the application site. As that site was no longer considered as “GB” in nature with the site formation done, it was likely that the applicant would apply for a higher development intensity of the proposed residential development; and

- (d) in response to PlanD’s previous reply that there was no hiking trail within the Site, a pamphlet showing the hiking activities organized by the Young Women Christian Association was displayed on the visualiser to demonstrate that the Site and its surrounding area near Lion Rock was a popular hiking trail for the general public. Moreover, the “GB” area would provide an important and affordable recreational outlet for the children and youth which was essential to their health and well-being.

[Actual speaking time : 7 minutes]

R101 – 林炳輝

R4234 – Melanie B. Ardiene

R4859 – Chiu Hiu Fung

14. Mr Hui Ting King made the following main points:

- (a) he was a resident of Dynasty Heights;
- (b) the Government’s intention to proactively increase housing land supply to meet the acute housing needs was appreciated but the means to achieve the objective was undesirable and had resulted in strong objection from SSPDC and the local residents to the rezoning of the Site for residential development;
- (c) the local residents’ strong objection to the rezoning was not out of any

ulterior motive to maintain their property value. They had a strong sense of belonging to the Tai Wo Ping community and were aggrieved by the Government who had not carried out adequate consultation. The rezoning deviated from the established planning principles and procedures and contravened the CBD;

- (d) noting from the information submitted by the Government to SSPDC, the Site was considered suitable for residential development for the reason that its conservation value was low as it was formerly part of the Tai Wo Ping squatter area with a number of huts and workshops. From the legal perspective, the former use of the Site as a squatter area, which was an unauthorised development, was not a valid justification for the current rezoning. Moreover, the justification that the Site was suitable for residential development as it was previously disturbed was flawed in principle. The Site was an integral part of the entire “GB” corridor which should be preserved;
- (e) the Government pointed out that the “GB” sites identified for rezoning only accounted for 1% of the total land zoned “GB” in Hong Kong. However, as the total “GB” area in Sham Shui Po (SSP) district was much less than that of other districts, the impact of rezoning any “GB” sites in SSP district would be significant. Moreover, the “GB” review was a major change in the Government’s policy for the “GB” sites. Approval of the rezoning of “GB” sites would set an undesirable precedent for future rezoning proposals, which would have a territorial implication;
- (f) all along, the Tai Wo Ping area had been planned for low-density residential developments with the plot ratio (PR) of the existing developments and planned sale sites in the range of about 1 to 1.55. The proposed PR of 2.88 for the Site was considered not consistent with the development intensity of other existing/planned residential developments in the area and might destroy the existing characteristics of

the residential area;

- (g) although the area was only served by a green minibus (GMB) routing to and from the Shek Kip Mei MTR Station, the existing provision of public transport services was considered adequate since residents of Dynasty Heights and Beacon Heights were served by their own shuttle buses. Given that the provision of 115 car parking spaces might be inadequate to serve the need generated by about 3,000 residents of the proposed residential development on the Site (about 988 flats), there was concern that it might cause adverse traffic impact on the area and would aggravate the existing demand for public transport services. Citing the application for residents' shuttle bus services to serve the residential developments at Fung Shing Street, Ngau Tau Kok, which were similarly located near hillside, was rejected by the Transport Department on the consideration that the area was already served by an existing GMB route, it was unlikely that additional shuttle bus services would be approved in this area. Hence, the adverse traffic impact generated by the proposed residential development on the Site could not be addressed;

- (h) according to the minutes of the meeting of the Legislative Council Panel on Development held on 7.1.2013 regarding an item on 'Infrastructure works for housing sites adjacent to Lung Ping Road at Tai Wo Ping, Shek Kip Mei', it was understood that the two proposed sale sites to the north of Lung Cheung Road were considered not suitable for public rental housing (PRH) by the Government for the reason that the PR of the PRH would normally be 5 or 6 and the traffic generated from the PRH development might be difficult to be absorbed by Lung Cheung Road, which was already heavily loaded. Against this background and taking into account the PR of the existing two residential developments (i.e. Dynasty Heights and Beacon Heights), each with a PR of about 1.55, the proposed PR of 2.88 for the Site would be too high and the cumulative traffic impact would further aggravate the existing congestion of Lung Cheung Road;

- (i) while acknowledging the imminent need to address the demand for different types of housing, including public and private housing, by increasing the supply of more housing flats, it was equally important to provide a quality living environment for the public at large. The established planning principles for the “GB” sites should not be disregarded merely for the sake of additional housing units. The local residents objected to the rezoning of the Site for public interest since the area had all along been serving as a valuable recreational area of the general public;
- (j) SSP was a densely developed district with insufficient provision of local open space. With the increasing number of residential developments in the district, including redevelopment of Pak Tin Estate and various urban renewal projects in the older area, there was additional demand for open space and recreational outlets to serve the local residents. The Site which was a major recreational area for the entire SSP district should not be taken away; and
- (k) the Board was urged to exercise its professional planning judgment to carefully balance the pros and cons of the rezoning.

[Actual speaking time : 17 minutes]

R179 – Tsang Nga Chi

15. With the display of Plan H-1 of the Paper on the visualiser, Ms Ip Pui Ching made the following main points:

- (a) she was a housewife who had been living in Dynastic Heights for more than 15 years;
- (b) with increased number of residential developments being built in this

area over the last decade and the influx of vehicles to the Kowloon Tong area where a number of quality schools were located, the traffic congestion of Cornwall Street was further worsened. It would take more than 30 minutes for her to drive her children to Kent Road via Cornwall Road during morning peak hour when the normal driving time during the non-peak hour was only eight minutes. The carrying capacity of the existing road network in this area was inadequate to cater for additional traffic;

- (c) although it was noted from Plan H-1 of the Paper that the junction of Nam Cheong Street and Cornwall Street had a reserve capacity of 11% at the a.m. session, the junction was always very congested on weekdays due to the large number of traffic coming from Nam Cheong Street and Lung Cheung Road. The concerned road junction was also congested on weekends due to the presence of many driving learners;
- (d) due to the existing traffic congestion on morning peak hour during weekdays and the operation mode of the school bus services, her daughter would have to board the school bus in early morning which was unreasonable and undesirable; and
- (e) as Nam Cheong Street and Cornwall Street were the main traffic arteries connecting the area to other parts of the territory including Tsim Sha Tsui and Hong Kong Island, it was important to ensure that the existing traffic condition would not be further worsened by the traffic generated from the proposed residential development on the Site.

[Actual speaking time : 7 minutes]

R194 – Cheng Mei Shan

R203 – Wong Kam Fai Dennis

R270 – Wong Lai Kuen

16. With the aid of a video and some photos, Ms Wong Lai Kuen made the following main points:

Japan's conservation policy

- (a) about three-quarters of the total land area of Japan was covered by forests. The Japanese Government had made every effort to preserve the forests in their natural state, and felling of trees and picking of flowers were prohibited under the laws. As the Japanese would not fell any trees in their own country, all the timber consumed in Japan were imported from other countries;
- (b) with a view to identify more housing land to address the pressing housing need of the community, the Government had adopted a 'cut corner' approach. The Government was urged to carefully rethink its conservation policy on green area;

Importance of trees

- (c) a video taken a few days ago was played to demonstrate the air quality of the Tai Wo Ping area. As the area was well covered with trees, the air quality there was far better than the other parts of SSP district with high-rise, high-density developments;
- (d) as trees would bring about the following advantages to human beings, it was important to preserve the existing "GB" site which was densely covered with trees:
 - (i) forests could regulate climate, maintain ecological equilibrium, and purify the air. The oxygen released by one acre of trees in one day was sufficient for the whole life of 65 people;
 - (ii) trees could serve as wind breaker and absorb minute particles in

the air. As one acre of trees was capable of absorbing 20 to 60 tonnes of minute particles, the “GB” site in the urban area was essential to improve the air quality;

- (iii) forests which helped to reduce noise pollution were beneficial to our daily lives. A belt of well vegetated woodland of 40m wide could reduce the noise pollution by 10 to 15 dB;
 - (iv) forests had cooling effect on the environment and would increase the humidity of the air; and
 - (v) the secretions of trees could kill bacteria. The amount of bacteria existed in 1m³ of vacant land in the area was as high as 3,000 to 4,000 whereas that in the forest area was only 300 to 400;
- (e) in view of the above, as the Site was the remaining “GB” site in the SSP district, the Board was urged to preserve the Site which was also a natural habitat of many birds and wild animals; and
- (f) having heard from many residents of Dynasty Heights at the meeting session on 10.3.2015 about the presence of a large number of boulders within the Site or its surrounding area which might pose safety threat to them, she and other neighbours together with Ms Ng Mei, a SSPDC member, had visited the Site and its surrounding area. As shown on the photos, many large boulders were found within or near the Site. Although the exact location of these boulders could not be ascertained at that time, the concern raised by the local residents of Dynasty Heights was considered not unreasonable.

[Actual speaking time : 14 minutes]

17. The Chairman said that Mr Chow Ding, the representative of R2109, requested

to advance his presentation as he was not available in the afternoon. As other attendees had no objection, the Chairman acceded to Mr Chow's request and arranged his presentation be made after the short break.

18. The meeting was adjourned for a short break of 10 minutes.

[Mr David Y.T. Lui, Mr Martin W.C. Kwan and Mr Peter K.T. Yuen left the meeting temporarily at this point.]

R2109 – Yeung Yuet Heung, Daisy

19. Mr Chow Ding made the following main points:

- (a) he was a flat owner of Dynasty Heights and a surveyor and accountant by profession. He was also involved in the development project of Dynasty Heights;
- (b) in connection with the development of Dynasty Heights, various surveys and technical assessments had been carried out which demonstrated that the carrying capacity of the existing Yin Ping Road would only be sufficient to support the traffic generated by Dynasty Heights with about 590 units. Having considered that the vegetated slopes at the back of Dynasty Heights were not suitable for development, no assessment was carried out by the developers to assess the feasibility of future development on the hillslopes at that time;
- (c) the Site should not be developed as a housing site to address the housing need of the territory taking into account the existing road infrastructure capacity and the fact that it was not possible to construct a new road to Lung Cheung Road or Cornwall Street or a pedestrian escalator linking the Site with Chak On Estate;
- (d) the surge in property prices of Hong Kong was not merely the result of

the imbalance in residential housing supply and demand. Having regard to the high construction costs of Dynasty Heights in 1996/97, it would only be financially viable to develop the Site for luxury housing and the estimated selling price would be around \$30,000/ft². The provision of 980 luxury flats could not address the acute housing problem;

- (e) the destruction of the “GB” site would further worsen the existing air pollution of the district, in particular the Tai Wo Ping area, and affect the health of the residents. Impacted by the severe air pollution from South China, it was anticipated that the life expectancy of our next generation would be significantly shortened; and
- (f) given the inadequate carrying capacity of the existing road network to cater for the additional demand generated from the proposed residential development on the Site, the future residents of the Site (about 3,000) would definitely suffer.

[Actual speaking time: 6 minutes]

20. The Chairman reminded the representers and their representatives not to repeat the same points of arguments which had already been presented by others.

R226 – Wong Yam Fung

21. Ms Ng Mei, Carman, a SSPDC member, made the following main points:

- (a) SSPDC was consulted on the rezoning proposal several times. However, SSPDC had maintained its objection to the rezoning proposal and requested the Government not to submit the rezoning proposal to the Board before SSPDC had comprehensively considered the rezoning with sufficient details of the proposal and assessment reports provided and adequate consultation with the affected residents completed;

- (b) if effective consultation with the local residents had been carried out through SSPDC prior to the rezoning, strong objection to the rezoning proposal could have been avoided. This would save the Board from having to hold long meetings and the public from spending lots of resources to prepare their representations;
- (c) recently she had made a site visit to the “GB” area with some of the local residents. It was revealed that the Site and its vicinity had a rich diversity of flora and fauna species and numerous large boulders were also found within and near the Site. The Site which was located on very steep slopes and well covered with trees was not suitable for residential development;
- (d) she recalled that SSPDC had previously proposed to carry out some local improvement works such as the construction of a bench or a shelter near the steep slopes but the proposals were not supported by CEDD on slope safety ground. She doubted why the Government would consider the Site with very steep gradient as suitable for residential development. Members were urged to visit the area to understand better the terrain and natural environment of the Site and its surrounding areas;
- (e) a number of residential developments had been planned/implemented in SSP including the North West Kowloon Reclamation Site No. 6, redevelopment of So Uk Estate and new development on the former golf driving range site. As the “GB” site was important to improve the air ventilation of the district, all DC members, irrespective of their political affiliation, raised objection to the subject rezoning proposal;
- (f) SSPDC and the local residents had fought a hard battle with the Government and succeeded to preserve an air path within the proposed property development above MTR Nam Cheong Station. They would do the same to protect this “GB” site which was the only remaining site

essential to the air ventilation for the whole SSP district. The proposed residential development on the Site would affect not only the residents of Dynastic Heights but also the local residents and general public from other parts of the territory who frequently visited this green area to enjoy the pleasant and tranquil environment. Members should visit the site to get a first-hand impression about the site context and its wider area rather than merely considered the presentation materials at the meeting;

[Mr Peter K.T. Yuen returned to join the meeting at this point.]

- (g) the existing road network was unable to support further developments in this area. Otherwise, it would not be necessary for the Government to spend \$700 million for the construction of a new access road for the two proposed land sale sites to the north of Lung Cheung Road to provide a direct access to Lung Cheung Road, and for carrying out road improvement at Nam Cheong Street to facilitate redevelopment of Pak Tin Estate. It was doubtful that the rezoning of the Site for residential development would be sustainable on traffic term as considered by concerned government department;
- (h) a large number of residential developments had been planned along Nam Cheong Street, Cornwall Street and Lung Cheung Road in the Shek Kip Mei area which would pose additional burden on the existing road capacity. PlanD was urged to provide the Board with information on all the proposed housing developments in the SSP district so as to facilitate the Board to make an informed decision on the rezoning take into account the cumulative traffic impact of other proposed developments in the area; and
- (i) as the “GB” area was a recreational asset enjoyed by general public from different districts, the Government should consider enhancing the recreational value of the area rather than to rezone the Site for residential development.

[Actual speaking time : 10 minutes]

R228 – Charlene Lee Cheuk Lam

22. Ms Mark Victoria Faith Tek Yan made the following main points:

- (a) she was a resident of Dynastic Heights and she agreed to all the points presented by her neighbours in this meeting;
- (b) her children had been walking up the hill in the “GB” area since they were 3 or 4 years old. The “GB” site was home to a lot of animals including wild boars, porcupines, and many different kinds of lizards and beetles. She was concerned that future development in the “GB” site would destroy the natural habitat of the wildlife. She recently saw a family of wild boars walking along the footpath during her hiking in the hill. The affected wild animals might have to move closer to the existing nearby human habitation to find food and they might be seen as a threat to the people; and
- (c) while the new development at the Site might increase the value of her property, she would prefer to keep the wildlife intact and to maintain the unique characteristics of Hong Kong that countryside was located in close proximity to the urban area.

[Actual speaking time : 2 minutes]

R259 – Wong Mie Yee

23. Ms Wong Mie Yee made the following main points:

- (a) she was a flat owner of Dynasty Heights and objected to rezoning of the “GB” site near the development;

Air Quality

- (b) as Dynasty Heights was next to the well-vegetated “GB” area, the air quality of the area was very good. Her family had lived there for about two years and the health condition of her children, who suffered from serious asthma, was greatly improved. She therefore had grave concern that rezoning of the Site would lead to the gradual destruction of the entire “GB” zone and the loss of the only green space providing fresh air for the area;

Traffic Impact

- (c) the traffic impact of the proposed residential development should take into account the cumulative traffic generated by other residential developments in a wider area. Currently, Yin Ping Road and Lung Ping Road were not heavily loaded but the area was incapable of accommodating additional developments due to the severe traffic congestions at Nam Cheong Street, Cornwall Street and Waterloo Road. In connection with the redevelopment of Pak Tin Estate, the Government had proposed to widen Nam Cheong Street from 2 to 3 lanes. However, such road improvement works would still be insufficient to cater for the traffic generated by the additional population of more than 100,000 from the redevelopment projects;
- (d) according to the information provided by government departments, the junction of Nam Cheong Street/Cornwall Street would have spare reserve capacity to cater for additional traffic. However, videos and photos were shown to demonstrate the busy traffic at the junction of Yin Ping Road and Lung Ping Road, and the severe traffic congestion of Nam Cheong Street, Cornwall Street and Waterloo Street. The Government was urged to carefully examine the traffic impact of the proposed development on the Site;

- (e) as compared with the provision of car parking spaces of Dynastic Heights and Beacons Heights at a ratio of 1:1, the carparking ratio of the future residential development on the Site would be provided on the low side, with only about 115 parking spaces serving 980 flats. The additional traffic demand generated by the proposed development with an estimated population of about 3,000 would worsen the existing condition of Yin Ping Road and Lung Ping Road and the capacity of the junction might be overloaded during both the construction and operation stages; and
- (f) the construction of a proposed new road serving the two sale sites to the north of Lung Cheung Road could not relieve the severe traffic congestion of Lung Cheung Road. The capacity of the existing road network was insufficient to cater for other new developments. Members were requested to visit the site for a better understanding of the existing traffic condition of the area.

[Actual speaking time : 10 minutes]

R360 – 葉錦儀

R4438 – Cheong Fung

24. Ms Jennifer Yip made the following main points:

- (a) according to LandsD's survey sheet, three groups of large boulders were identified in the vicinity of the Site. Site visits were made to ascertain the existing conditions of these large boulders. There was grave concern that these boulders might pose threat to the future residential development;
- (b) the large boulders of Group 1 at a site level of 230mPD were located at a distance of about 70 to 75m from the Site. It was estimated that there

were about 4 pieces of boulders of size larger than 2mx2mx2m with total weight of some 20 tonnes, and at least 8 pieces of boulders of size larger than 3mx3mx3m with weight reaching some 67 tonnes. The maximum size of the boulders was about 5mx5mx6m (height) and their weight could reach 280 tonnes. The potential threat posed by these boulders was great;

- (c) the large boulders of Group 2 at a site level of 210mPD were located at a distance of about 20 to 22m from the Site. There were about 4 pieces of boulders of size larger than 2mx2mx2m, and 2 pieces of boulders of size larger than 3mx3mx3m. Moreover, the maximum size of boulders was about 5mx5mx6.5m (height). Besides, many boulders of smaller size were also found scattered in the area;
- (d) two video recordings were played to show the existing conditions of the Group 1 and Group 2 boulders. The boulders were enormous in size and the stability of these boulders was in doubt as it appeared that there were previous incidents of collapses at the hill slope. While a few concrete stabilisation structures were found, slope instability and proximity of the Site to residential developments nearby pose possible risks to life and property of the existing residents. The Government should provide more information on the potential slope hazard to ease the concerns of the nearby residents; and
- (e) with the aid of visualiser showing the photomontage of the proposed residential development on the Site, it was found that a radar station was located on the hill top not far away from the proposed residential development. There was concern that the future residents of the Site would be exposed to potential radiation risk. The Government was urged to provide more information on the safety buffer distance of the radar station from the Site.

R772 – Lam Yee Man

R792 – Lou Yin Chung

R2042 – 陸嘉言

R4393 - 陳芷羚

25. With the aid of some photos taken at the site visit, Ms Wong Lai Kuen made the following main points:

- (a) some notices posted by AFCD stating ‘no trapping of wild turtles’ were found in the “GB” area. However, no such information about the record of wild turtles in the area was ever provided by the Government and the green groups. AFCD should be requested to explain why such notices were recently posted in this area;
- (b) there were many mature trees in the area, with some of them properly labeled but some, which were of similar size, were not; and
- (c) some enormous boulders were found in the area and there was grave concern on the stability of these boulders if site formation works were carried out in the area. These boulders would pose severe threat to the residents nearby.

[Actual speaking time : 5 minutes]

26. As many representers had not yet made their oral submissions, the Chairman reminded the representers and their representatives not to repeat the points which had been covered by others so as to facilitate the efficient conduct of the meeting. Moreover, as Members had already read the written representations, the oral presentations should be concise and precise. He further said that if the hearing of oral presentations of the attendees could not be finished within today, a separate meeting would be arranged but it might cause inconvenience to the representers and their representatives.

R273 – Cheung Chik Fai

27. Ms Yuen Lai Ping made the following main points:

- (a) she concurred with the points made by her neighbours that the rezoning of the Site would affect the living quality of the district as it would bring about adverse traffic, slope safety and environmental impacts on the surrounding area;
- (b) the Government had failed to consider that the rezoning would also cause adverse impact on the entire Tai Wo Ping area;
- (c) SSPDC and the local residents were not adequately consulted on the rezoning proposal; and
- (d) Members should consider conscientiously whether the rezoning proposal should be supported.

[Actual speaking time : 1 minute]

R284 – 利卓衡

28. Ms Wong Man Yi made the following main points:

- (a) there were many boulders on the slopes of Tai Wo Ping and there was concern that the Site, which was located on very steep slopes and close to a number of stream courses, might adversely affect the stability of the slopes;
- (b) she learnt from a previous TV programme that Lion Rock was characterised by steep slopes and cliffs with mature vegetation and natural streams. Although there were previous incidents of collapse at slopes, the developments in the Shek Kip Mei area were protected by the

dense woodland and the flat platform within the Site. Moreover, the Government had also constructed some wire mesh to further protect the residents from those falling boulders and rocks;

- (c) the Government now proposed to use the flat platform for residential development and its associated site formation works might affect the stability of the slopes in the area. There was concern that the existing protective measures would be insufficient to protect the proposed developments on the Site and its vicinity from the risks of slope instability;
- (d) the previous squatter area on the Site was cleared by the Government due to slope instability. It was unreasonable for the Government to use this former squatter area for residential development; and
- (e) the Government should provide explanation to address the concerns of the local residents on the slope safety aspect.

[Actual speaking time : 5 minutes]

[Mr Ivan C.S. Fu left the meeting temporarily at this point.]

R328 - 林淑貞

29. Ms Cindy Lam made the following main points:

- (a) the Government had adopted a reverse thinking process in the “GB” review. They first identified some “GB” sites for residential development, then assessed the maximum number of flats that would need to be provided on each site in order to achieve the target of flat supply, and finally worked out some criteria to justify the rezoning of the identified “GB” sites. The criteria currently adopted for the Stage 2 “GB” Review had virtually embraced all the “GB” sites in the urban

area;

(b) having observed the three previous meetings relating to the consideration of the representations of Shek Kip Mei OZP, she had the following concerns:

(i) during the meeting on 6.3.2015, representers were concerned about the ecological and environmental impacts of the proposed development and the proposed mitigation measures. However, it was noted from the indicative layout presented by PlanD that a long and winding access road leading uphill to Lion Rock would be provided within the Site and extensive vertical retaining structures would have to be constructed along the site peripheries. The proposed development which required substantial site formation works would adversely affect the ecological value of the area and destroy the natural habitat of wildlife in the area, and it was considered that these significant adverse impacts could not be effectively mitigated;

(ii) on 9.3.2015, the traffic impact generated by the proposed development and the adequacy of 115 car parking spaces for the proposed development was discussed. It was understood that in support of the Development Bureau's policy to provide more larger flats to cater for the need of those who wished to improve their quality of life, flexibility had built in for the Site to be developed into 490 larger flats with corresponding increase in the provision of car parking spaces. As this would increase the trip generation of the proposed development, there was concern that the results of the previous traffic impact assessment assuming 980 flats might no longer be valid. Moreover, there was sufficient supply of larger flats in the area to meet the demand of those who intended to improve their quality of life, hence there was no strong reason for the Government to use the Site for provision of

larger flats. The concerned “GB” area was a valuable recreational asset for the residents of SSP district as well as other districts. Moreover, Lion Rock was one of the landmarks of Hong Kong and was promoted by the Hong Kong Tourism Board as a popular hiking place. The entire “GB” area which connected to Lion Rock should be carefully preserved by the Government;

- (iii) during the meeting on 10.3.2015, the representers were mainly concerned that the proposed residential development on the Site might pose potential slope hazard to the nearby residents. Given the undesirable site layout as presented by PlanD and the uncertainty in the achievable number of flats on the Site, there was concern that the future developer might not be willing to commit the construction of the extensive retaining structures as proposed in order to enhance the slope stability of the area;
- (c) although SSPDC were thrice consulted on the rezoning proposal, it still objected to the rezoning as insufficient information on technical assessments of various aspects was provided to facilitate an effective consultation. One of the grounds of SSPDC’s objection was that the Government would rely on the future developer to conduct the necessary Environmental Impact Assessment (EIA) which was unacceptable. The Government should be responsible for carrying out the EIA taking into account the cumulative impact generated by other developments in the surrounding area;
- (d) many of the local residents who were elderly, professionals and housewives had worked in collaboration to object to the rezoning proposal. They had worked very hard to solicit the support of the hikers of the area and the university students against the rezoning proposal and had actively attended the meetings of SSPDC and the Board to express their opposing views. As the Government did not

provide sufficient information to the local residents, they themselves had conducted site visits and technical reviews to demonstrate that the rezoning of the Site would cause irreversible adverse impacts on the ecology and landscape of the area, and would pose threat to the lives and properties of the nearby residents. All these efforts were made to preserve a better living environment for Hong Kong; and

- (e) citing SDEV's blog dated 13.7.2014 on the topic of 'Developing a livable city capable of sustainable development' that a sustainable and livable city had to be a safe city, the Government was urged to carry out the review of all "GB" Sites in Hong Kong in a comprehensive manner to convince the general public that the decision made by the Government was legally proper, reasonable and acceptable to the general public.

[Actual speaking time : 9 minutes]

R329 – 陳偉祺

30. Mr Ricky Chan made the following main points:

- (a) he had been living in the SSP district for many years, first in Yuen Chau Estate, then moved to Dynasty Heights in 1999. He had witnessed the changes in traffic and ecological situation of Tai Wo Ping area in the last 15 years;

Ecology of the Tai Wo Ping "GB" area

- (b) as the trees in the "GB" sites became more mature in 2003 and 2004 which provided a suitable habitat for various wildlife, a variety of birds and insects including butterflies, moths, dragonflies, grasshoppers and cicadas were spotted at that time and the number of these species increased gradually over the years. Since 2011, a bird species known as red-billed blue magpie (紅嘴藍鳥) rarely seen by him in the past was

periodically found in this area. Some photos of the bird were shown on the visualiser. It was likely that the “GB” area had provided a suitable foraging and breeding grounds for these birds and insects. However, the number of the above insects and birds spotted in the area became fewer in number since end 2013;

- (c) recently, other wildlife such as a large green snake and a large wild boar were found near the roadside at night time, probably due to the disturbance of their habitats by the site investigation and site formation works carried out uphill near Yin Ping Road or adjacent to Beacon Heights. The destruction of the “GB” area would push the wild animals to live closer to human habitations thus creating conflicts between animals and human beings;

Traffic Impact

- (d) as a lot of learner drivers including that of government vehicles were found along Cornwall Street, and there was a long queue of taxis at the LPG station at Cornwall Street near Waterloo Road every day, the existing traffic congestion at Cornwall Street and Waterloo Street was already severe; and

Boulders Hazard

- (e) a video was played showing a large group of boulders located about some 10m from the Site. As each boulder was about 2m in height and more than 20 tonnes in weight, there was grave concern that the future developer would have to carry out extensive slope stabilization works for the proposed residential development, at least up to the scale of works carried out during the construction of Dynasty Heights. For slope safety reason, the developer of Dynasty heights was required to construct a retaining structure of 150m deep, 80m high and to form 13 platforms within the development. Such extensive site formation and slope

stabilization works required for the future development on the Site might encroach into the CP boundary but the Government would be difficult to reject such works taking into account the safety concern of future residents.

[Actual speaking time : 12 minutes]

R343 – Wong Hon Ting

31. Mr To Yuet Kit made the following main points:

- (a) he was a retired person living in Dynasty Heights. He walked uphill to the “GB” area every morning to enjoy the greenery and fresh air;
- (b) from his personal experience, the air quality of the hillside area to the north of Lung Cheung Road was noticeably better than that of the built-up area of the SSP district and the temperature at the Lung Ping Road and Yin Ping Road area was cooler; and
- (c) the Government was urged to maintain the existing tranquil environment and fresh air of the green area for the benefits of the local residents.

[Actual speaking time : 2 minutes]

R364 – 嚴芷筠

32. Mr Lo Ching Wai made the following main points:

- (a) it was noted from the Paper that the proposed residential development on the Site was one of the sites identified to achieve the Government’s housing supply target of providing 480,000 units for the ten-year period. However, the provision of about 980 flats on the Site would make insignificant contribution to the total flat supply of the territory. The

Government would need to carry out about 489 similar rezoning exercises if the housing target was to be met;

- (b) the rezoning proposal had aroused very strong objections from SSPDC, the local residents as well as the general public. Although the Government had provided responses to address various grounds raised in the 5,109 adverse representations, the local concerns should be tackled by more comprehensive planning such that the living environment of the older parts of SSP district could be improved. Planning should have the vision of making Hong Kong a better place to live and work in. The rezoning of the Site, with an area of 2.04 ha for the provision of only 980 flats, should be carefully reconsidered having regard to its irreversible damage on the “GB” site and the adverse impact on the living environment of the area;

- (c) due to various economic considerations, the Government had previously suspended the development of Home Ownership Scheme (HOS) and sold the 2,470 HOS flats of Hung Hom Peninsula to developers for their disposal in 2004. To provide more housing land to meet the pressing housing demand of the territory, the Government should continue to carry out comprehensive development of new development areas/rural areas such as Lantau, New Territories North, Tuen Mun, Yuen Long, Kwu Tung and Hung Shui Kiu, as well as urban renewal projects. Through these comprehensive development strategies, planning would be able to meet the needs of the community at large and to make Hong Kong a prominent world city.

[Actual speaking time : 3 minutes]

[Ms Janice W.M. Lai left the meeting temporarily at this point.]

R374 – Wong Yin Ping

33. Ms Chan Kit Wah, Eva, made the following main points:

- (a) she mainly represented Dr Joanna Lee of the Chinese University of Hong Kong, who had made oral presentation on 10.3.2015, to provide further responses to questions and comments raised by the Chairman and government departments' during the meeting;

Contravention of CBD

- (b) in response to the government department's confirmation that the rezoning did not contravene the BSAP as it was yet to be formulated, Dr Lee would like to clarify that contravention of CBD and contravention of BSAP were two different things. China joined CBD in 1993 and the applicability of CBD had extended to Hong Kong since 9.5.2011. Prior to the formulation of BSAP, the principles of CBD which stipulated 'promote environmentally sound and sustainable development in areas adjacent to protected areas with a view to further protection of these areas' should be complied with by the Government. Moreover, CBS also promoted the formulation and implementation of different plans and management strategies to rebuild and restore the affected ecosystem and to promote the restoration of the threatened species. The Government had already taken a right move to clear the former squatter area on the Site in 1980s which had facilitated natural progression of the area. There was no strong reason for the Government to clear the well vegetated "GB" site again which would contravene the CBD principle;

Adverse Impacts

- (c) in response to a representer's concern that the rezoning of "GB" sites might increase the carbon footprint and worsen heat island effect of the territory, the government departments said that upon completion of the review of "GB" sites in two stages, a total of 70 sites with an area of 150 ha, which accounted for about 1% of the total "GB" zone in Hong Kong,

were identified as suitable for housing development. Besides, there was about 400 ha of land designated as CP. The rezoning of 1% of “GB” sites for residential development should not have insurmountable impact on the environment and would not cause significant heat island effect in the territory. Dr Lee pointed out that the location and function of the “GB” sites instead of their land area and their percentage were more important consideration that should be taken into account in the land use review. The Government’s response that the original “GB” function of the Site would not be lost upon rezoning had already recognised that the Site was currently performing an important “GB” function;

- (d) in view of the steep terrain of the Site and the presence of large groups of boulders in its vicinity, there was concern that extensive site formation works similar to that of Dynasty Heights would be required. The site formation works, which might involve the construction of vertical retaining structures and even some slope cutting outside the site boundary, might encroach onto the adjoining CP;
- (e) compensatory planting of trees could only compensate the number of affected trees but not their ecological value;

[Ms Bonnie J.Y. Chan left the meeting temporarily at this point.]

Inadequate Public Consultation

- (f) in relation to a few representers’ oral submissions that there were inadequate public consultation, PlanD responded that the Board had carried out public consultation in accordance with the provision of the Town Planning Ordinance and PlanD’s consultation with SSPDC was not a statutory procedure. However, PlanD did not provide any specific response on whether the public consultation was adequately conducted;

- (g) SSPDC members had raised concern on the lack of sufficient information on various technical assessments to facilitate an effective consultation. Although it was mentioned that some technical assessments would be carried out by the future developer of the Site, there was no guarantee that such requirement would be incorporated in the land sale conditions;
- (h) Dr Lee considered that public consultation was an essential part of the plan-making process and submission of representations and comments on representations formed part of the statutory public consultation. In any event, public views were an important consideration to be taken into account in the decision-making process of the Board; and
- (i) Members were urged to take into consideration all the views and comments expressed by the public and government departments such that a balanced and reasonable decision could be made.

[Actual speaking time : 10 minutes]

R377 – Ng Hau Ning, Helen

34. Ms Wong Suk Kwan, Renee, made the following main points:

- (a) her family had lived in Dynastic Heights for 16 years and her daughter was always impressed by the mature trees and the presence of different species of animals and birds;
- (b) the existing mature and dense vegetation of the “GB” area had undergone a long process of natural succession. The area had provided a suitable habitat for various species of flora and fauna. The biodiversity and conservation value of the “GB” area should be preserved in order to avoid causing significant adverse impact on the future generations; and

- (c) the destruction of the “GB” area would cause irreversible impact on the ecology of the area. Human desire for unlimited development should not be an excuse for such destruction.

[Actual speaking time : 4 minutes]

35. The meeting was adjourned for lunch at 1:00 p.m.

36. The meeting was resumed at 2:05 p.m. on 16.3.2015.

37. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow

Chairman

Mr Stanley Y.F. Wong

Vice-chairman

Mr Roger K.H. Luk

Professor S.C. Wong

Dr W.K. Yau

Mr H.W. Cheung

Mr Ivan C.S. Fu

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Mr H.F. Leung

Mr F.C. Chan

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Principal Environmental Protection Officer (Metro Assessment)

Environmental Protection Department

Mr K.H. To

Chief Engineer (Works), Home Affairs Department

Mr Martin W.C. Kwan

Deputy Director of Lands

Mr Jeff Y.T. Lam

Director of Planning

Mr K.K. Ling

Presentation and Question Sessions

[Open Meeting]

38. The following representatives of the Government, representatives and representatives' representatives were invited to the meeting at this point:

- | | | |
|----------------------------|---|---|
| Mr Lawrence Y.C. Chau | - | District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK), Planning Department (PlanD) |
| Mr Philip Y.L. Chum | - | Senior Town Planner/Sham Shui Po (STP/SSP), PlanD |
| Mr M.S. Ng | - | Town Planner/Sham Shui Po 2 (TP/SSP 2), PlanD |
| Mr Cary P.H. Ho | - | Senior Nature Conservation Officer (South) (SNCO(S)), Agriculture, Fisheries and Conservation Department (AFCD) |
| Mr Marco Y.W. Pang | - | Geotechnical Engineer/Geotechnical Projects 31 (GE/GP 31), Civil Engineering and Development Department (CEDD) |
| Mr Marco H.Y. Tai | - | Engineer/Sham Shui Po (E/SSP), Transport Department (TD) |
| <u>R47 – Chow Fung Mei</u> | | |
| Ms Chan Lin Kiu | - | Representer's representative |

R71 – 古妙英

R72 – Wong Kam San

R502 – Chow Tai Enid

Ms Eva Chan Kit Wah - Representers' representative

R89 – Cheng Chi Ming

R194 – Cheng Mei Shan

R203 – Wong Kam Fai, Dennis

Ms Wong Lai Kuen - Representers' representative

R92 – Wong Wai Shuen

Ms Chan Mei Ling - Representer's representative

R95 – Koo Ming Wah

Mr Koo Ming Wah - Representer

R101 – 林炳輝

R4234 – Melanie B. Ardiene

R4859 – Chiu Hiu Fung

Mr Hui Ting King - Representers' representative

R226 – Wong Yam Fung

Ms Ng Mei, Carman - Representer's representative

R259 – Wong Mie Yee

Ms Wong Mie Yee - Representer

R280 – Wong Sau Chun

R4363 – Ho Sau Man

Hon Frederick Fung - Representers' representative

Kin-Kee, SBS, JP

R284 – 利卓衡

Ms Wong Man Yi - Representers' representative

R328 – Cindy Lam

Ms Cindy Lam - Representers

R329 – Ricky Chan

Mr Ricky Chan - Representers

R335 – 朱永倫

R5054 – Wong Jean Wah

Mr Wong Jean Wah - Representers and Representers' representative

R340 – Suzanne Wong

Ms Kam Fung Chi - Representers' representative

R375 – Ng Hau Wun, Angela

Mr Yeung Ngai - Representers' representative

R377 – Ng Hau Ning, Helen

Ms Wong Suk Kwan, Renee - Representers' representative

R392 – Cheng Tin Kei

Ms Cheng Pui Fong - Representers' representative

R393 – Suen Man Fung

R4318 – Cheng Kin Nam

Mr Cheng Kin Nam - Representers and Representers' representative

R458 – Chu Kwok Piu

Mr Chu Kwok Piu - Representor

R469 – Tinky Cheung

Mr Kam Yu Ha - Representor's representative

R576 – Wong Dow Shang

Mr Wong Dow Shang - Representor

R623 – Law Kee Leung

Mr Law Kee Leung - Representor

R798 – Lee Kim Toh

R2182 – Kwan Mei Kuen

R4311 – Kwan Mei Chun

Ms Kwan Mei Chun - Representor and Representors' representative

R2087 – 鄧汝江

唐楊森先生 - Representor's representative

R4212 – Wong Cheung Ching Yee, Brenda

Ms Wong Cheung Ching Yee, Brenda - Representor

R4214 – Wong Joy Yan, Denise

Ms Wong Joy Yan, Denise - Representor

R4226 – Virgeth U Napovafe

R4846 – Wong Lam Fung

Mr Wong Lam Fung - Representer and Representer's representative

R4358 – 許琮瑤

Ms Leung Fung Kuen - Representer's representative

R4559 – Alison Chan

Mr Billy Cheung - Representer's representative

R4594 – 林淑儀

Mr Lee Chung Yiu - Representer's representative

R4612 – Chiu Kou Tai, Herbert

Mr Chiu Kou Tai, Herbert - Representer

R4636 – Fung Chi Wing

Mr Wong Kam Hei - Representer's representative

R4719 – Kong Yin Hum

Mr Kong Yin Hum - Representer

R4858 – Sum Wai Ching

Mr Chu Shiu Chun - Representer's representative

R5002 – Mok Yin

Ms Mok Yin - Representer

R4830 – Lung Wai Lan

Ms Wong Mui Ying - Representer's representative

R4981 – Cheng Yuet Lai, Doris

Ms Cheng Yuet Lai, Doris - Representor

R5083 – Ng Siu Ying

Ms Ng Siu Ying - Representor

R5103 – 大窩坪保綠地關注組

Mr Wong Jean Wah - Representor's representative

39. The Chairman extended a welcome to the government representatives, representers and representers' representatives. He then invited the following representers and representers' representatives to elaborate on their representations.

R375 – Ng Hau Wun, Angela

40. Mr Yeung Ngai, a residents of Dynasty Heights, made the following main points :

- (a) the radiation of the antenna at the radar station at the Beacon Hill was intensive and the electro-magnetic radiation emitted from it would pose a health hazard to the nearby residents. As the rezoning of the "GB" site to the north of Yin Ping Road (the Site) for residential development was in close proximity to the radar station, the Government should consider the potential adverse health impact on the future residents;
- (b) Dr Ng Cho Nam, an Associate Professor of the University of Hong Kong, who had conducted research on the topic of environmental conservation/development, and an expert adviser on the Hong Kong 2030 Planning Vision and Strategy (HK2030 Study), had commented that there was a change in people's aspiration towards housing provision. In view that the rate of population growth in 2014/15 had slowed down, emphasis

should be put on the quality of housing, i.e. to provide a good environment instead of quantity. The natural environment should not be affected while housing development was increased;

- (c) he estimated that about half of the population in Hong Kong lived on the Kowloon side, who relied on the mountain range, which was zoned “Green Belt” (“GB”), between Kowloon peninsula and the New Territories for the supply of oxygen. The prevailing wind in Hong Kong was from the northeast, which flowed through Guangdong and the air quality was not good. Hence, the “GB” at Eagle’s Nest (Tsim Shan) and Beacon Hill was very important to them. Although the “GB” review recommended rezoning only 1% of all “GB” zones, it would set an undesirable precedent for further “GB” rezoning and the cumulative impact would be great; and
- (d) the housing target should be set at an appropriate level. While the Government was tasked to increase housing supply, consideration should be given to conserving the environment. The Government should also listen to the residents’ views and should not push ahead the proposed development.

[Actual speaking time : 14 minutes]

41. As there was no objection from other representers, the Chairman, at the request of Mr Chiu Kou Tai (R4612), invited him to give his presentation first.

R4612 – Chiu Kou Tai

42. Mr Chiu Kou Tai, a resident of Dynasty Heights, made the following main points :

- (a) the Site was not suitable for residential development as there would be traffic problem;

- (b) the Site was located on a steep slope with big, heavy boulders in the up-slope area which were in danger of falling down. Also, the area on both sides of Nam Cheong Street further downhill was subject to flooding during rain-storms. The geotechnical and drainage issues should be carefully considered to avoid any cost incurred to the future residents for the provision of mitigation measures to address those problems; and
- (c) the popular walking trail in between Dynasty Heights and Beacon Heights leading to Beacon Hill would be adversely affected. That walking trail provided an important venue to hikers for their exercise. Members were invited to visit the Site to verify the facts and argument presented by the local residents.

[Actual speaking time : 7 minutes]

[Mr Stanley Y.F. Wong left the meeting temporarily at this point.]

R393 – Suen Man Fung

R4318 – Cheng Kin Nam

43. Mr Cheng Kin Nam made the following main points :

- (a) he thanked Members for their valuable time for hearing the representation and hoped that a development proposal acceptable to all parties could be reached after an open and thorough discussion;
- (b) the video clip prepared by another representer (Dr Lee Wai Ying, Joanna) presented in the previous hearing session had shown that the Site was situated in a very nice area, and he could not believe that it was proposed for housing development;

- (c) he objected to the proposed development on grounds similar to those already presented by other representers. In particular, carving out the Site from the green hillslope for development would virtually deface the environment;
- (d) he moved to Dynasty Heights in 1999 because of its close proximity to both the natural environment and the urban area. The Site was the only “GB” site in Sham Shui Po, or even the whole of West Kowloon. Many housing estates in Sham Shui Po, such as Shek Kip Mei Estate and So Uk Estate, had been redeveloped, or were in the process of redevelopment. This “GB” provided an important breathing space for the residents in the densely populated area. The open spaces provided within those housing estates were artificial, which were not the same as that in the natural environment;
- (e) the Government should listen to the views of the local residents to achieve a harmonious social atmosphere. It was important not to adversely affect the livelihood of residents. The rezoning of 1% of “GB” for development was significant as the “GB” area was large. More and more “GB” sites would be lost if the Government continued to rezone more “GB” sites for development to provide land for the population growth. The future generations would suffer for the loss of “GB”;
- (f) there was no rush to provide housing for the young families as most of them were not ready to own a property financially. The “GB” site concerned was in close proximity to the urban area, serving the local residents as well as visitors. It should be retained for a better living environment and to provide an outlet for recreation; and

[Mr Patrick H.T. Lau arrived to join the meeting at this point.]

- (g) the rezoning was not in line with the Convention on Biological Diversity and the policy adopted by the Mainland in nature conservation and returning land to the nature, and was also against the world trend in protecting the environment. As so many objections from the local residents had been received, the rezoning proposal should not be taken forward.

[Actual speaking time : 22 minutes]

44. The Chairman noted that Hon Frederick Fung Kin-Kee had arrived. With no objection from other representers, he invited Hon Fung to make his presentation, which was scheduled to take place at an earlier time.

R280 – Wong Sau Chun

R4363 – Ho Sau Man

45. Hon Frederick Fung Kin-Kee said that some representers told him that some Members of the Board had commented in the previous hearing session that it was not a statutory requirement under the Town Planning Ordinance (the Ordinance) to consult the District Council (DC) on the rezoning, and as such, the view of the DC was not that important. He considered that consultation with DC was necessary even if it was not required under the Ordinance as it was the Government's adopted policy on public consultation with DC.

46. A Member said that representers could present their views to the Board on the Outline Zoning Plan (OZP) during the statutory plan exhibition period and it was not appropriate for the Board to judge whether PlanD's previous consultation with the DC was carried out properly. The Chairman clarified that according to the Ordinance, the public could make representations to the Board during the plan exhibition period. On the other hand, PlanD would also conduct consultation with the DC as an administrative arrangement. He did not recall any Board Members having said in the previous hearing session that DC's views were not important. He stressed that DC's views as well as the minutes of the

relevant DC meetings had been incorporated in the Paper for Members' consideration. He invited Hon Fung to present his views on the Site.

47. Hon Frederick Fung Kin-Kee continued his presentation and made the following main points :

- (a) the role of DC as a local consultation body was well recognised by the Government. The DC's views should be taken into consideration seriously. He said that the Urban Renewal Authority (URA) consulted the public on urban renewal projects and adopted their views even if such consultation was not a statutory requirement. Upon receiving criticism on the consultation procedure for some URA projects, the URA had made improvement to the public consultation process, particularly on consultations with DC. The Government should also make the same effort in improving the consultation with DC. The Information Paper first provided to the DC on the proposed amendments to the Shek Kip Mei OZP did not contain the necessary information;
- (b) although the DC was consulted again for the third time in September 2014 and more information was provided, there was no response from PlanD to some queries raised by DC members. The fact that DC could make representation in respect of the OZP within the 2-month plan exhibition period and oral submission in the hearing session should not be used as an excuse for not carrying out DC consultation properly. It would render the DC consultation meaningless if everything was to be dealt with at the representation hearing stage;
- (c) in the third DC consultation on the proposed amendments to the OZP, two motions were passed objecting to the rezoning of the Site for residential development, pending more information to be provided so that the public's views could be expressed through the DC to the Board for its consideration;

- (d) some local residents raised concerns on the slope safety issue, particularly on the stability of some large boulders sitting on the slope above the Site, and whether there were any practical measures to protect the future residents from those boulders if they fell. Although PlanD indicated at the DC meeting that the future developer would be required to carry out a slope hazard assessment on the risk of landslide/falling boulders and to take necessary mitigation measures identified, no information was provided to relieve residents' worry on this aspect. Instead of requesting for the submission of relevant impact assessments by the future developer, the Board should request the relevant government departments to carry out the necessary assessment and to specify the mitigation measures identified in the land sale document to ensure public safety, and not to agree with the OZP amendments before these assessments were carried out; and

[Mr Roger K.H. Luk left the meeting temporarily at this point.]

- (e) the Site was the only green area in Sham Shui Po and was very important to the area in terms of environment, air ventilation and recreation. Rezoning the Site for residential development would take away a popular place for morning exercise not only for the residents of Dynasty Heights, but also those in the Sham Shui Po area. He concluded that the DC consultation on the proposed rezoning was not satisfactory as adequate information had not been provided to facilitate DC members to express their views. A satisfactory solution should be identified to address the safety issue of potential falling boulders, and the only "GB" site in Sham Shui Po should not be taken away.

[Actual speaking time : 15 minutes]

R392 – Cheng Tin Kei

48. Ms Cheng Pui Fong made the following main points :

- (a) Cheung Sha Wan area was undergoing large-scale development/redevelopment. The population in Sham Shui Po would increase from 380,000 to over 500,000 in a few years' time. The area would be turned into a concrete jungle; and
- (b) the Site was the only natural area and should be retained to serve the large number of residents and not to be rezoned for residential development.

[Actual speaking time : 1 minute]

R623 – Law Kee Leung

49. With the aid of a Powerpoint presentation, Mr Law Kee Leung, a resident of Dynasty Heights and a civil engineer, made the following main points :

- (a) at the hearing session held on 10.3.2015, Members requested for information on the slope safety and treatment of the large boulders on the slope, e.g. cross-section illustrations and detail of barriers etc. However, such information was not provided by the Government at that meeting, and the relevant government representatives only repeated the previous responses;
- (b) there were 3 main clusters of large boulders on the slope. He had carried out site survey to confirm the locations of the boulders. Each boulder weighed several tons to hundreds of tons and their stability was worrying;
- (c) he had made some assessments on the impact of rock fall according to some government geotechnical reports and the design guide for rock fall protection fences. Considering the steepness of the slope, the size and weight of the boulders and the distance of travel between the boulders and the boundary of the Site, he concluded that the 6m barrier proposed by the Government could not withstand the force of impact generated by

those boulders in the event of rock fall. The energy generated by those large boulders at impact would far exceed that which could be handled by barriers quoted in the government geotechnical report, even for those designed for the extreme rock fall hazard, or the largest barrier used overseas;

- (d) the risk of rock fall hazard was far greater than what could be handled by a 6m barrier proposed. Hence, the Site was not suitable for residential development;
- (e) the Board should consider whether the large boulders on the slope above the Site proposed for residential development would impose a serious threat on the future residents; and whether the Government could provide any report to demonstrate the stability of these boulders, the maximum force that the designed barrier could take, and the detailed design of the retaining wall.

[Actual speaking time : 16 minutes]

50. The Chairman reminded representers that their oral submissions should be based on the main points in their written representations. Mr Law (R623) explained that his presentation was in response to the Government's barrier proposal made on 10.3.2015, which was not available at the time of submitting his written representation.

[Mr H.F. Leung left the meeting temporarily at this point.]

R576 – Wong Dow Shang

51. With the aid of the visualiser, Mr Wong Dow Shang, a resident of Dynasty Heights, made the following main points :

- (a) he showed the pictures of some village type houses in Tsung Tsai Yuen in Tai Po, and said that they were situated in an environment similar to

Dynasty Heights. He had applied for Small House development in Tsung Tsai Yuen in the 1990s, but the application was rejected. If his application for Small House could not be approved then, he queried how the Government could propose to rezone the “GB” site in Shek Kip Mei for residential development at the moment, which would accommodate thousands of residents with far greater impact;

- (b) Yin Ping Road could not cope with the additional traffic generated by the proposed residential development and the traffic there would be adversely affected. Traffic at Yin Ping Road heading to Nam Cheong Street would be held up if there was any accident or breakdown of vehicles; and
- (c) consideration should be given to retaining the Site to provide a natural green space for the enjoyment of the residents of Dynasty Heights and Sham Shui Po, and for their future generations.

[Actual speaking time : 3 minutes]

R798 – Lee Kim Toh

R2182 – Kwan Mei Kuen

R4311 – Kwan Mei Chun

52. With the aid of the visualiser, Ms Kwan Mei Chun made the following main points :

[Mr H.F. Leung returned to join the meeting and Mr H.W. Cheung left the meeting temporarily at this point.]

- (a) she had lived in Dynasty Heights for over 10 years and she loved the green environment there. It was rare that a large piece of vegetated “GB” could be found in the urban area. The Government was contradicting itself in encouraging planting of trees and greening the environment, but proposing to rezone the Site for residential development,

which would necessitate the felling of trees. While roadside planting was man-made features, the “GB” site was natural;

- (b) the Site was located at the edge of Kam Shan Country Park. The Conservancy Association had surveyed the Site and found that it was rich in animal species, including tadpoles and frogs, which could only survive in an unpolluted environment;
- (c) there were also birds and monkeys at the Site and it would be a pity to clear an extensive green area which had taken years to grow. The habitat of those animals would also be destroyed; and
- (d) as there were old and vacant industrial buildings in Kwai Chung and Tsuen Wan, the Government should consider redeveloping those industrial buildings to address the housing shortage problem. Those vacant industrial buildings had no value as they no longer served their industrial function. On the other hand, the Site was valuable and its rezoning for residential development would have a far reaching adverse impact.

[Actual speaking time : 4 minutes]

R469 – Tinky Cheung

53. Mr Kam Yu Ha made the following main points :

- (a) the slopes on both sides of Lung Yan Road were subject to landslide during the rainy season. In 2004, extensive slope retention works had been carried out on the uphill position of the Site. The entire slope area was unstable. There were also large unstable boulders on the slope above the Site;

- (b) unlike the development of Dynasty Heights where extensive slope works were carried out beyond its site boundary, he noted the Government's proposal that construction works would be confined within the boundary of the Site to be rezoned. The slope works to be carried out would take up a lot of space and the developable area would be reduced. In view of the site constraint, the construction cost would be astronomical and the residential development would not be cost effective; and
- (c) the view of the future residents would be limited or directly facing the slope retention walls at the perimeter of the development, which was not desirable. Members should consider the feasibility, the risk involved, the cost and efficiency of the development.

[Actual speaking time : 4 minutes]

R4212 – Wong Cheung Ching Yee, Brenda

54. Mrs Wong Cheung Ching Yee, Brenda made the following main points :
- (a) they were misunderstood by others as flat owners with vested interests who raised objections to the proposed rezoning in an attempt to delay housing supply to push up the property price. In fact, their main concern was on the environment. Monetary gain in rising property price could not compensate for the permanent loss of “GB” in terms of deteriorating environment, air ventilation and air quality, traffic, rising population density and the loss of the natural habitat;
 - (b) the residents were worried that more and more “GB” sites would be rezoned for development;
 - (c) the green environment was an asset of Hong Kong that could be enjoyed by everyone. It was the result of the conservation policy of the Government in the past in balancing development and preservation of the

countryside. There was a sudden and dramatic change in the policy from protecting the “GB” area. The number of “GB” sites recommended for rezoning increased from 13 to 70 in 2 years’ time. She was worried whether there would be subsequent stages in the “GB” review exercise;

[Mr Philip S.L. Kan left the meeting temporarily at this point.]

- (d) although the Secretary for Development claimed that only 1% of the “GB” would be rezoned and the overall impact would be insignificant, residents had no confidence in the rezoning exercise in view of the lack of public consultation and the unsatisfactory responses from the Government. If the criteria for rezoning “GB” sites were relaxed in the Stage 2 “GB” review, further rezoning of “GB” sites would take place;
- (e) she noted that some people had been advocating an increase in the “GB” rezoning to 4% and that the “GB” rezoning was necessary. The result was that more “GB” sites would be rezoned for other uses and the “GB” in Sham Shui Po and its surrounding districts would eventually be gone;
- (f) population density in Sham Shui Po was on the rise and the public spaces were being taken away. There were problems in respect of traffic, air quality, lack of natural sunlight, shrinking green area in Sham Shui Po. The Site at the urban fringe should be retained for the enjoyment of the residents;
- (g) the housing problem was complicated and could not be simplified as only a question of supply and demand. The Government was tasked with a flat production target of 480,000 units in the next decade, but nothing had been done about developing the derelict farmland, the container storages in brownfield sites, golf course enjoyed by the privileged few, the under-utilised military sites, deserted villages and the frontier closed area.

Rezoning “GB” sites had become a convenient solution to the Government;

- (h) as the increase in housing supply was intended to provide reasonably affordable accommodation for people living in substandard housing, the “GB” rezoning at the urban fringe, which would only yield luxurious flats costing over \$20,000 per sq ft, could not achieve such intention; and

[Mr Philip S.L. Kan returned to join the meeting at this point.]

- (i) although the hearing session was related to the rezoning of the Site, the Board should consider the principle of rezoning “GB” sites in a wider perspective. The Board should not approve any piecemeal “GB” rezoning without carrying out thorough public consultation, assessment and discussion.

[Actual speaking time : 10 minutes]

R458 – Chu Kwok Piu

55. Mr Chu Kwok Piu played a video clip in which the Secretary for Development (SDEV) spoke about “GB” rezoning and another video clip explaining the function of the “GB” zone. He said that in the rezoning of “GB” sites, SDEV had stated that reference would be made to the Hong Kong Planning Standards and Guidelines (HKPSG). The function of the “GB” zone was clearly stated in the HKPSG and there was a presumption against development within the “GB” zone. The Government seemed to have a “double-standard” on development within the “GB” zone as it could rezone “GB” sites whenever it wanted.

56. Mr Chu played another video clip showing the aerial view of Dynasty Heights, the Site and its surrounding green area. He continued to make the following main points :

- (a) the Site had been included in the land sale programme since 2014 for the reason that it was previously a cottage area and the natural environment had been disturbed. That was not acceptable as the cottage area was formed as a result of the Government's failure to provide adequate housing, and such a failure could not be used as an excuse for developing the Site after it had turned into a natural vegetated hillside;

[Mr H.W. Cheung returned to join the meeting at this point.]

- (b) in contrary to PlanD's claim that the area had been disturbed and was covered with grass, the natural environment at the Site had been restored. The residents of Dynasty Heights had invited DC members to make site visits and hiking. DC members unanimously objected to the rezoning after seeing the natural environment there; and
- (c) the residents had also held meetings with the student representatives of City University as well as conducted interviews with local residents, hikers and secondary school students. They all objected to the rezoning and agreed that the Site should be retained for the future generations.

57. Mr Chu played another video clip showing the general environment of the Site and various animal species found. He said that the animal recorded could genuinely be found as the video clip was extracted from the news footage, TV programme and recordings of animals taken by green groups on-site. In particular, the AFCD had posted a warning notice at the Site about illegal capturing of wild turtles. This showed that the Site had returned to its natural state and there were abundant animal species.

[Actual speaking time : 17 minutes]

[Mr F.C. Chan left the meeting temporarily at this point.]

R4226 – Virgeth U Napovafe

R4846 – Wong Lam Fung

58. Mr Wong Lam Fung made the following main points :

- (a) “GB” rezoning should not be permitted in the first place as this would create conflicting views. The well-being of the citizens should not be ignored; and
- (b) the Government should consider the views of the public and should not push forward any policy at all cost.

59. Mr Wong also made comments on the communist system in China, his bitter experience during the Cultural Revolution and the World War II. The Chairman reminded Mr Wong that he should focus his presentation on the OZP. Mr Wong continued to say that :

- (a) it was valuable to have a “GB” zone within the urban area (i.e. near Dynasty Heights) and the Board should not only consider the argument put forward by the Government in rezoning the Site, but also the views of the local residents;
- (b) the housing problem caused by an increase in immigrants could not be resolved by rezoning “GB” sites for residential development alone. The source of the problem should be tackled instead;
- (c) the rezoning of the Site for residential development would involve felling of trees. It would be too late to regret once the vegetation was cleared. The long-term impact should be considered in making a decision on the rezoning proposal; and
- (d) he strongly objected to the rezoning proposal as it was against the principle of protecting the “GB” and would set an undesirable precedent.

[Actual speaking time : 14 minutes]

[The meeting was adjourned for a short break of 5 minutes.]

60. The Chairman said that the Question and Answer session would take place after the completion of all presentations by representers. To facilitate an efficient hearing process, he reminded the representers and the representers' representatives to be succinct in their presentations if their points had already been covered by other representers.

R4214 – Wong Joy Yan, Denise

61. Ms Denise Wong Joy Yan made the following main points :

- (a) she did not have any presumption with regard to the rezoning of “GB”. However, she considered that the rezoning of the Site was carried out in a rush without any in-depth assessments, and the responses provided by the Government were inadequate to ease her worries, e.g. the description that the Site had already been disturbed and contained dumped fill material was contrary to the real situation;
- (b) while the government representative had said that the greening value of the Site was low, she queried why then compensatory planting was stressed upon redevelopment of the Site. She also queried whether all “GB” sites with low conservation value would not be protected and could be cleared;
- (c) the ecological value of the stream within the Site had not been assessed comprehensively. Although the Government said that the stream was seasonal and there was no evidence that it was an important habitat, some vulnerable frog species were found;

- (d) the criteria for rezoning of vegetated “GB” sites that had been disturbed, located at the urban fringe and served with infrastructure under the Stage 2 “GB” review was unreasonable as this would result in a cycle of urban expansion and bringing more “GB” sites to the urban fringe that met the criteria for rezoning. The function of “GB” as a buffer to safeguard the encroachment of urban type development would be lost;
- (e) if “GB” site could readily be rezoned and the planning intention and development restrictions could be altered accordingly, the “GB” zoning would be meaningless. She queried who should have the authority for rezoning “GB” sites;
- (f) although the Government had argued that the rezoning would be considered on its merit and a precedent would not be set, the criteria of rezoning seemed applicable to all other “GB” sites at the urban fringe; and
- (g) she was also hoping to buy her own flat, but she would not wish the Government to increase housing supply at all cost. In pursuing housing needs, the younger generation in Hong Kong would also be looking for a healthy and sustainable life style. The need to meet housing demand should not be used as an excuse to destroy the environment.

[Actual speaking time : 6 minutes]

R4559 – Alison Chan

62. Mr Billy Cheung, a resident of Dynasty Heights, made the following main points :

- (a) he was disappointed at the overall land and housing supply situation in Hong Kong as he considered that the Government had not formulated a good housing policy;

- (b) after the economic down-turn in 1998, the Government stopped all housing construction projects, resulting in a gap in the housing supply several years later. Having realised a shortage in housing supply, the Government was in full swing in identifying sites for housing development, but disregarding whether those sites were suitable. He considered that those drastic changes in approaches were not appropriate;
- (c) he did not agree with the Government's response that the residential development at the Site would not cause any insurmountable problem ;
- (d) the Government failed to protect the environment, the nature and the trees for a sustainable development and stop global warming, which was a social value cherished by the Hong Kong citizen;
- (e) there was inadequate public consultation in rezoning the Site for residential use. The local residents had not been consulted and he only learned about the rezoning proposal and the inclusion of the Site in the land sale programme from the newspaper. The proposed development would provide some 900 residential units, accommodating less than 4,000 people if an average household size of 4 people was assumed. However, there were more than 5,000 objections against the development. The Government should not ignore the views of the majority in favour of the future residents;
- (f) the Government's claim that there would be no insurmountable problem with regard to residential development at the Site was wrong, as more than 600 trees would be felled and they were not replacable. The habitat for animals would be destroyed and such an impact was irreversible. The animals could not be relocated and their lives would be in danger once the habitat was cleared;

- (g) the public should not be made to bear the consequence in terms of adverse environmental impact just for some 900 flats. The rezoning of “GB” sites was a change in policy, which involved not only one or two isolated sites. There was no public consultation on the change in policy and there were no compensatory measures;
- (h) it took him about 50 minutes to drive from Dynasty Heights to Central to work. The capacity of Cornwall Street, Nam Cheong Street and Tat Chee Road was not able to cope with the additional traffic generated from the proposed residential development at the Site; and
- (i) there was a marked difference in air quality at Yin Ping Road and Lung Ping Road. The air quality in the area would definitely be affected with the clearance of the vegetation at the site.

[Actual speaking time : 6 minutes]

63. Ms Wong Lai Kuen advised that Mr Lee Chung Yiu, the representative of R4594, had left the meeting and she would like to take his time slot to speak for another 10 minutes as she had not used up all her entitled speaking time in the morning session. After checking the registration, the Chairman agreed to let Ms Wong make a further presentation.

R89 – Cheng Chi Ming

R194 – Cheng Mei Shan

R203 – Wong Kam Fai, Dennis

64. Ms Wong Lai Kuen made the following main points :

- (a) vast deforestation worldwide had resulted in extreme climate and uneven rainfall, and very often, landslide occurred during torrential rainfall. The large boulder groups on the slope above the Site would jeopardise the safety of construction workers at the Site as well as future residents; and

- (b) some developers in the Mainland illegally removed trees in existing developments for replanting in the new development in order to meet the greening requirement at the new site. The Government acted in a similar manner by taking away the green belt which functioned as a buffer and recreation area, and provide fresh air for the existing residents in Sham Shui Po.

[Actual speaking time : 3 minutes]

R5002 – Mok Yin

65. Ms Mok Yin made the following main points :

- (a) the presentations talked about some data and figures which did not have any regard to the residents' livelihood and feelings;
- (b) when Dynasty Heights was first completed, hikers in the area considered that the building was an eyesore even though it was not located at the walking trail. The proposed development at the Site would also have similar adverse visual impact on the walking trail. The natural view enjoyed by the hikers would be taken away;
- (c) the Government had been irresponsible in rezoning the Site as inadequate and unrealistic information was provided to the public, and the residents' worries had not been addressed. There was no trust nor humanity in the rezoning process and therefore the proposal could not win the support of the residents;
- (d) although an alternative hiking route would be available, the route was concrete paved and was not what the hikers wanted. The hikers wanted to experience nature by walking through the wooded area. Nature had provided a venue for those hikers for free and the "GB" zone was the only place where they could meet new friends and enjoy their time;

- (e) instead of clearing the meeting places of those hikers, the Government should be considerate and provide an alternative venue for hikers to continue their activities; and
- (f) the Government should consult the public in the rezoning of the Site for residential use. More than 5,000 objections had been collected within a short period of time, which revealed that the Site was very important to the residents of Sham Shui Po. The Government had under-estimated the importance of the Site.

66. On the safety issue regarding the large boulders on the slope, Ms Mok played a video clip showing the conditions of those boulders. As there were boulders all over the slope, Ms Mok doubted whether the Government had carried out a thorough investigation of the site conditions before concluding that there would not be any insurmountable problem with regard to slope safety.

67. Upon request of Ms Mok, the Chairman allowed additional speaking time for her. In conclusion, Ms Mok said that the intention of the plan-making process was to ensure land use optimisation, and to balance the need for development and that of the residents. The Government should not go through the process just to meet the statutory requirement without really considering the views of the residents. The residents were willing to negotiate for a compromised solution if more information and more practical responses were provided to them. The rezoning of the “GB” site would create conflicts between nature conservation and development, and cause damage to the natural environment. It could not tackle the root of the housing problem, which was caused by factors such as the international monetary policy, immigration issue and the high land premium policy.

[Actual speaking time : 14 minutes]

[Mr H.F. Leung and Peter K.T. Yuen left the meeting temporarily at this point.]

R4636 – Fung Chi Wing

68. Mr Wong Kam Hei made the following main points :

- (a) it was not right to rezone the Site for development as it would damage the natural environment and create traffic problem;
- (b) in a forum held by the City University of Hong Kong on ‘Green Belt and Housing Supply in Hong Kong’, people attending the forum generally objected to the rezoning of 70 “GB” sites with a land area of 150ha for development. They raised questions on whether “GB” should be treated as a natural/ecological resource or a land supply source for development;
- (c) a speaker from The Conservancy Association at the forum pointed out that the Government was contradictory in the greening policy in the urban area. While tree planting was encouraged on the one hand, “GB” sites were rezoned on the other as the Government had wrongly treated the “GB” sites in the urban area as artificial woodland with low ecological value. The proposed rezoning of a “GB” site at Fung Yuen would result in the clearance of over 3,000 trees;
- (d) the Government considered that the greening value of the Site was low. However, there was a stream with many precious animal species at the Site. Those animals could not be migrated easily by providing a replica environment;
- (e) according to Professor Yiu Chung Yim of the Chinese University of Hong Kong (CUHK), the Government should not rezone “GB” sites, but should first utilise the under-utilised government land, vacant industrial land and brownfield sites mostly located in the North West New Territories. His views were echoed by Mr Allan Hay, former Assistant Director of Lands; and

- (f) during the outbreak of Severe Acute Respiratory Syndrome (SARS) in 2003, the residents of Hong Kong went to the countryside for fresh air and recreation, which helped relieve the pressure from the incident. The value of the “GB” zone should not be ignored.

[Actual speaking time : 8 minutes]

[Mr Stanley Y.F. Wong returned to join the meeting at this point.]

R4830 – Lung Wai Lan

69. Ms Wong Mui Ying made the following main points :
- (a) she moved to Dynasty Heights because of the surrounding good environment. She learned about the rezoning of the Site and its disposal programme in 2014. The information on the rezoning proposal provided to Sham Shui Po DC for consultation in March 2014 was very brief;
 - (b) residents from the nearby residential developments formed a concern group to collect residents’ objecting views regarding the loss of the “GB” site. Despite strong objection from the Sham Shui Po DC and vast number of objection letters collected, the Site was included in the land sale programme. She hoped that the Board would make a fair decision not to agree to the rezoning proposal; and
 - (c) the concern group carried out a survey on whether the residents were willing to give up the “GB” zone to meet housing demand. While most people indicated that they would not wish to give up the “GB” for housing development, she did not understand why the Government would press ahead with housing development that people did not want at all cost.

70. Ms Wong Mui Ying then played part of a video clip showing the support of residents from Chak On Estate, students, hikers and elderly on retaining the Site as “GB”.

[Actual speaking time : 13 minutes]

71. The Chairman reminded that the presentation should concentrate on the material submitted in the written representation and not to include new information and video clips. A representer said that it was difficult for them to present their views within the 10-minute speaking time. The Chairman reiterated that in the presentation, the representers should highlight the main points in their written submission and the oral submission arrangement was not for them to go through the submission or present new materials.

R4981 – Cheng Yuet Lai, Doris

72. Ms Cheng Yuet Lai, Doris made the following main points :

- (a) she lived in Dynasty Heights and was very pleased with the natural environment there. There were birds and animals in the area and their habitat should not be taken away for residential development;
- (b) contrary to the Government’s conclusion that the stream was seasonal and with low water flow, she observed that water was rushing through the stream during rainy season. There were also cicada in the wooded area and the ecological value was not low. The residents of Dynasty Heights, who lived there for years and knew the area well, were not consulted;
- (c) the falling rocks near Lung Yan Road reminded her about the tragic landslide at Kotewall Road decades ago. As the Site was on a steep slope and subject to falling rock hazard, it should not be developed for the sake of safety; and
- (d) while the Government was advocating green living and caring for the trees, it took the lead to clear “GB” sites. She invited Members to visit

the Site to appreciate the nice green environment. Trees of different species had different value and they should not be felled because they were common species.

73. Ms Cheng continued to play the remaining portion of the video clip shown by Ms Wong Mui Ying, the representative of R4830.

[Actual speaking time : 10 minutes]

[Mr Ivan C.S. Fu returned to join the meeting at this point.]

R5083 – Ng Siu Ying

74. Ms Ng Siu Ying made the following main points :

- (a) it was essential to protect the lives of residents by ensuring that accident from falling boulders would not happen at the Site;
- (b) the “GB” zone, which acted as a buffer between the urban area and the country park, was very important. Priority should be set in searching for land for housing development. Rezoning “GB” sites should not be placed on the top of the priority list, and brownfield sites should be developed first. The Government should not be concentrating on data only, but residents’ views should also be taken into consideration. Consultation and discussion with local residents should be carried out in looking for suitable housing sites and to reach a compromised solution; and
- (c) the traffic survey showing ample capacity at road junctions near the Site did not reflect the real situation. Vehicles had to wait a long time to make turning movements at Cornwall Street, Lung Cheung Road and Nam Cheong Street, especially when there was traffic accident.

[Actual speaking time : 2 minutes]

R5103 – 大窩坪保綠地關注組

75. Mr Wong Jean Wah made the following main points :

- (a) 大窩坪保綠地關注組 (the Concern Group) agreed that the Board should not be making judgement on whether the consultation with Sham Shui Po DC was carried out properly, but only focus on the consideration of representations in the meeting. While so much time had been spent by the representers on giving oral submission and Members listening to their presentations, he wondered whether recorded presentations could be submitted to the Board in future for viewing/consideration so that long meetings would become unnecessary. He also said that Mr Allen Fung Ying Lun (Political Assistant to SDEV) had once suggested to Sham Shui Po DC in a consultation on the rezoning of “GB” sites that it might be necessary to change the mode of public consultation on the subject. Yet nothing had been done so far;
- (b) he appreciated Members’ contribution in considering the representations, which would take into account the planning intention of the original zoning, the need to change the planning intention through rezoning, infrastructure provision, alternative proposals and the views of the stakeholders. However, he considered that the plan-making process did not provide a good and effective platform for stakeholders, i.e. residents of Dynasty Heights and residential developments nearby, the media, green groups and the silent majority, to present their views to the Board. The outdated consultation process was not interactive. As decisions had already been made, the public opinion was only noted and no amendment to the proposal would be made;

[Mr Martin W.C. Kwan left the meeting temporarily at this point.]

- (c) the residents had made their representations, submitted tens of thousands of objection letters, arranged meeting with DC members and Legislative Council members, consulted and interviewed local residents, students and hikers. The residents had also commissioned the CUHK to carry out an opinion survey on the proposal. All those should have been done by the Government, instead of the residents;
- (d) the Government could not provide practical responses to ease the worries of the residents. Their only answer was that relevant departments had been consulted and there would not be any insurmountable problem. The residents had a feeling that the government departments would not do anything other than following instructions and orders;
- (e) there was no consultation, negotiation and compromise in the “GB” rezoning process despite the Sham Shui Po DC’s views that wide consultation should be conducted on the change in “GB” rezoning policy. Instead of providing responses to the DC, DC members were told to submit representations to the Board instead. Such an attitude was disappointing;
- (f) the residents did not object to the residential proposal for the sake of protecting their own interests. While the residents would agree with the Government’s multi-pronged approach in increasing housing supply generally, they would not support sacrificing the countryside, the environment or the “GB” zone for development;
- (g) the Board was efficient and reliable in resolving technical planning issues. He believed that matters such as slope safety, ecological and environmental issues would be adequately considered. However, the Government had not done their parts in resolving the political conflict and the Board was unfairly left with the task of dealing with political issue, including conflicting interests of different parties, competition for political support for prospect of re-election, economic and financial gains,

government policy etc. The decision of the Board would have political, social and economic impacts;

[Mr Martin W.C. Kwan returned to join the meeting at this point.]

- (h) the residents were willing to discuss political issues and to negotiate for a compromised solution to balance the needs for development and conserving the environment; and
- (i) it was easier to conquer a country than winning the support of its people. A policy could be promulgated with ease if it was supported, but would face all sorts of problems if it was not. The residents had talked about their views today, but that was only the tip of an iceberg. The Board should listen to the public carefully and decide whether to rezone the “GB” sites.

[Actual speaking time : 21 minutes]

R4719 – Kong Yin Hum

76. Mr Kong Yin Hum made the following main points :

- (a) amongst the various reasons put forward by residents of Dynasty Heights in opposing the proposed residential development, he was of the view that the slope safety and the drainage problems were the most important issues to be considered;
- (b) the Site was a good place for exercise and hiking, and brought him good health in general. Many other hikers had improved their health by walking through the vegetated hillside. As shown in the video clips by other representers, all interviewees objected to the rezoning of the Site for residential development as it would take away an exercise venue. The public’s views should be considered; and

- (c) his friends from Korea considered it not appropriate to clear such a vegetated area for housing development. He wondered why the Government in Hong Kong would not protect the natural environment like many other Asian countries did, e.g. Japan and Korea. There would not be any natural area left for his grand-children in future.

77. Mr Kong then played a video clip showing the discussions and presentations of secondary school students on the change in approach of “GB” rezoning by increasing the number of “GB” sites for rezoning from 13 to 70 in 2 years’ time, and their views on the rezoning of the Site.

[Actual speaking time : 9 minutes]

78. As the representers and the representers’ representatives had completed their presentations, the Chairman invited questions from Members. He explained that Members would direct their questions to the representatives from the Government, the representers or the representers’ representatives for clarifications on the points presented. He stressed that the Board would consider the views of the representers as well as that of the Government’s representatives.

79. Regarding a representer’s view that the public consultation process was not interactive and outdated, the Chairman said that the Board was a statutory body and was required to carry out its work in accordance with the statutory requirements of the Ordinance. PlanD had taken administrative measures to consult the Sham Shui Po DC, and the views of the DC on the rezoning proposal as well as those provided in their representations had been incorporated into the relevant Papers for the Members’ consideration. Their views would be taken into consideration.

80. The Chairman said that a representer who gave his presentation in the morning said that according to PlanD, the Site was suitable for residential development as it had been a cottage area before. According to the representer, PlanD also considered that the Site was not natural. The representer also said that the Site was the only “GB” site in the urban area

and its rezoning would have implication on further rezoning of “GB” sites. He asked DPO/TWK, PlanD to elaborate the condition of the Site and the Government’s approach in the “GB” review.

[Dr W.K. Yau left the meeting temporarily at this point.]

81. In response, Mr Lawrence Y.C Chau, DPO/TWK said that the background history of the Site, its existing condition and the “GB” status were closely related. With the aid of a Powerpoint slide, Mr Chau explained that the Stage 1 “GB” review covered “GB” sites that had been devegetated, deserted or formed and did not require extensive tree felling or slope cutting. The Site was included in Stage 2 “GB” review which involved sites located at the fringe of urban or new development areas with a relatively lower buffer or conservation value, and those sites which were close to existing development areas or public roads. The Site was selected as it met the above criteria of the Stage 2 “GB” review. In proposing amendments to the zoning of the Site, an overall assessment of its location, topography, compatibility with the surrounding developments and the effect of urban sprawl had been considered. A total of 70 “GB” sites throughout Hong Kong, with an overall land area of about 150 ha or about 1% of the area zoned “GB”, would be recommended for rezoning for housing development.

82. The Vice-chairman said that while the residents of Dynasty Heights and Sham Shui Po were against the rezoning of “GB” sites for development, they considered that “GB” rezoning alone could not help solving the housing problem. In particular, the residents raised concerns that their daily activities for recreation, hiking and exercising would be adversely affected; the site utilisation rate would be low due to the need for erecting high retaining walls and rigid barriers within the Site; the rigid barriers might not be effective; and the nearby major road junctions would have capacity/traffic congestion problem. He invited representatives of the Government to respond to the above concerns. The Chairman also requested the government representatives to elaborate on the Site profile as well as the impact of the radar station on the future development.

[Mr H.W. Cheung left the meeting temporarily at this point.]

83. With the aid of a powerpoint slide, Mr Lawrence Y.C. Chau, DPO/TWK responded that the main walking trail in the area was located to the west of Dynasty Heights and the Site. It generally ran from Tsim Shan to the Crow's Nest Nature Trail towards Maclehose Trail. He then showed some site photos of the walking trail on the visualiser to illustrate the conditions of the walking trail and that the proposed development at the Site would not have any impact on the walking trail which was located outside the Site.

[Mr Roger K.H. Luk and Dr W.K. Yau returned to join the meeting at this point.]

84. Regarding the queries on site utilisation and site profile, Mr Lawrence Y.C. Chau referred to a slide showing an indicative section of the Site from the northeast to the southwest and said that the level of the Site ranged from 130mPD to 180mPD, with several platforms at various levels in between. A vertical retaining wall was proposed in the notional scheme on the uppermost platform at 180mPD, reaching up to the slope at 200mPD. A 6m tall rigid barrier would also be built on top. As development at the Site would be subject to a maximum building height restriction of 210mPD, the view from the building on the uppermost platform facing the retaining wall might somewhat be affected. As shown in some indicative sections from the northwest to southeast taken at different levels of the Site, lower vertical retaining walls would be required and most of the buildings facing southeast would enjoy very good view. Mr Chau further said that the radar station was more than 600m away and was located at the top of Beacon Hill at about 460mPD, with a level difference of about 250m from Dynasty Heights. The Civil Aviation Department had been consulted and it was confirmed that the radar station would not have any adverse impact on the residents of Dynasty Heights as well as the future residents of the Site.

85. In response to the issues regarding site formation and slope safety, Mr Marco Y.W. Pang, CEDD said that the Geotechnical Engineering Office (GEO) had reviewed the associated site formation works and mitigation measures to reduce the risk of slope failure. It was concluded that the proposed development at the Site was technically feasible. The GEO had also carried out a preliminary natural terrain hazard study. With the aid of the visualiser, Mr Pang showed a plan indicating the simulation results of the possible landslide events and the possible routes of falling boulders. The 6m tall rigid barriers, which could withstand the impact of falling boulders of 2m in diameter and at a speed of 6.9m per second,

were identified as a feasible scheme to mitigate the risk of landslide and boulder fall. For stabilising individual larger boulders, concrete buttress (i.e. stabilising support) at the base of those boulders could be constructed.

86. In response to the Chairman's query that a representer had commented about the poor quality of some existing concrete buttress, Mr Marco Y.W. Pang said that the existing concrete buttress was unlikely installed by the Government. The quality of any stabilisation works should be of a high standard and prior approval from the Government was required for any works outside the Site.

87. Regarding the traffic condition, Mr Marco H.Y. Tai, TD said that the capacity of the Yin Ping Road/Lung Ping Road junction had not been saturated at present. Considering the additional traffic generated by the new residential sites to the north of Lung Ping Road and the Site, the traffic condition at the above road junction would still be acceptable by 2029 upon completion of the junction improvement works. The existing reserve capacity at the Nam Cheong Street/Cornwall Street junction was about 11%. There was a plan to improve that road junction by increasing the number of traffic lanes at Nam Cheong Street northbound from 2 to 3. With the implementation of the proposed improvement works, there would be spare capacity at the junction by 2029 and the traffic condition would be acceptable.

88. The Vice-chairman said that a number of representers had shown photos or video clips to illustrate the traffic congestion/slow turning of vehicles at the road junction. As it would not be possible to achieve a free-flow traffic condition at the road junction in view of the large number of vehicles in limited road space, the Vice-chairman asked whether TD considered the slow traffic movement at these road junctions acceptable. In response, Mr Marco H.Y. Tai said that the representers' video clips showing the traffic conditions reflected the real situation. It was not uncommon in Hong Kong that the queuing traffic could not be cleared within one cycle time at the traffic lights during rush hours. The traffic condition shown at the road junction generally matched their traffic data that there were 11% of reserve capacity. It was expected that the waiting traffic would pass through the junction within one cycle time for most time of the day, but queuing during rush hours was still acceptable from traffic point of view.

[Mr Patrick H.T. Lau left the meeting temporarily at this point.]

89. The Chairman asked the representative from AFCD to elaborate on the ecological value of the seasonal stream as a representer had pointed out that the water flow at the upper stream was high. He also asked whether the construction of retaining walls and rigid barriers would block the stream and whether any rare species of turtle was found within the Site, given that warning signs had been posted by AFCD on illegal capturing of turtle and crab as mentioned by some representers.

90. In response, Mr Cary P.H. Ho, AFCD said that the seasonal stream within the Site was small and its upper course was also small. The stream with plenty of water mentioned by a representer was probably a larger stream located outside the boundary of the Site. Regarding whether there was any rare species of turtle within the Site, AFCD had previously found some animal traps at the Site. As illegal trapping of animal was prohibited under the Wild Animals Protection Ordinance, AFCD had displayed warning signs at the Site. However, turtle had not been spotted within the Site by their staff nor by the green groups. The crabs found by the green groups were *Nanhaipotamon hongkongense* (香港南海溪蟹) which was an endemic local species worthy of preservation. These crabs were found in ponds outside the boundary of the Site. The future developer of the Site would be required to relocate those crabs if they were found within the Site.

91. A Member requested the representative of CEDD to elaborate further on whether slope stabilisation works was required and the extent of such works, particularly on whether vegetation beyond the boundary of the Site would be affected. The Member also asked the representative of TD whether the 11% reserve capacity at the road junction was an average value over a period of time, or the actual value during peak hours. If the reserve capacity dropped as a result of additional traffic, the Member asked the impact on waiting time for traffic to go through the traffic light in terms of cycle time. The Chairman asked TD to advise on the worst case scenario that TD would find acceptable.

92. Mr Marco Y.W. Pang, CEDD said that in order to minimise the effect on the vegetated area adjacent to the Site, vertical retaining walls was considered technically feasible. In response to a further question from the same Member on slope stabilisation

works outside the Site, Mr Pang said that the slopes outside the Site were natural slopes. The approach to slope safety regarding natural slope was not to strengthen the entire slope. Mitigation measures, such as rigid barriers and localised stabilisation works at boulders could be constructed to reduce the risk of landslide. The localised boulder stabilisation works could be carried out Without the use of heavy machinery.

93. On traffic issue, Mr Marco H.Y. Tai, TD said that the CUHK had also mentioned in their assessment report that most of the vehicles at the Nam Cheong Street/Cornwall Street junction could pass through the road junction within one cycle time, i.e. within 2 minutes. A small portion of the westbound traffic from Cornwall Street would need more than 2 minutes to pass through the junction during the rush hour period from 8:00am to 8:30am. The observation generally coincided with TD's traffic assessment for the junction. The 11% reserve capacity was a figure taken during rush hours. In general, a positive reserve capacity figure would mean that most vehicles could pass through a road junction within one cycle time under normal situation. Junction improvement works were being designed at Nam Cheong Street and the junction would be able to meet the traffic demand up to 2029 after the implementation of the junction improvement works.

94. Another Member said that some representers considered that the natural scenery along the walking trail would be adversely affected by the proposed residential development at the Site and their enjoyment of the scenic view while hiking should be respected. As the future residential development at the Site would have a building height similar to Dynasty Heights (at about 210mPD) and that the Site would be in a receded location, he asked the representers to confirm whether there would be any adverse visual impact when viewing from the Crow's Nest Nature Trail.

[Professor S.C. Wong left the meeting temporarily at this point.]

95. In response, Ms Mok Yin (R5002) said that Dynasty Heights was clearly visible from the walking trail. If Dynasty Heights was considered as an eye sore by hikers, the visual impact would be worse with the additional residential blocks at the Site. In addition, Ms Mok considered that the proposed residential development at the Site was not practical as the Site would be subject to a number of development constraints and would only produce

small units with an average flat size of about 600 sq ft. She estimated that the completed development would be sold at over \$20 million in view of the high construction cost. However, nobody would be willing to spend such an amount of money as they could have better choices, e.g. renting a much larger unit for 30 years. Hence, it would not help address the housing demand in terms of affordability and the number of flats produced.

96. The Chairman reminded Ms Mok Yin (R5002) that Member's question was on the visual impact. Ms Ng Mei (representative of R226) said that the walking trail leading from the northern side of Beacon Heights towards Lung Yan Road was closed and replaced by long flights of steps. Hikers had complained to her that it was difficult for some of them to climb the steps. As residents in the area had previously been told that the residential developments there would not affect the walking trail, they had no confidence that the walking trails would be preserved under the current rezoning of the "GB" site.

97. Regarding the slope safety issue, the Chairman invited Mr Law Kee Leung (R623) to respond to the information provided by CEDD. Mr Law said that according to the representative of CEDD, a 6m tall rigid barrier could withstand the impact of a falling boulder of 2m in diameter at a speed of 6.9m per second. He disagreed with such an assumption as his calculation showed that the falling boulders could reach a speed of over 20m per second, resulting in a much greater force on impact. Hence, the only alternative was to stabilise those boulders individually. Since there were hundreds of boulders on the slope and a majority of them were over 2m in diameter, it would not be possible to carry out stabilisation works as the slope was steep. The existing vegetation would also be affected in view of the large number of boulders to be treated.

98. In response to the query from the Chairman, Mr Marco Y.W. Pang, CEDD said that his estimation of 6.9m per second was based on a preliminary assessment. Stabilisation works to be carried out to the boulders should be based on the assessment on their stability, and not simply on their size or number, and not all boulders would need to be stabilized. According to the preliminary assessment, the recommended mitigation measures were considered technically feasible. Detailed assessment would have to be carried out by the future developer. Building plans on site formation, building design, foundation works, slope stabilization works would be submitted for the approval of the Building Authority in

compliance with the Buildings Ordinance, and relevant government departments would be consulted.

99. The Chairman asked Mr Law Kee Leung (R623) about his assumption on the risk of falling boulders. In response, Mr Law said that his assumption was based on the criteria stated in the Government's geotechnical report. He said that he had made visual inspection of the 3 groups of large boulders and considered that they were in danger of falling down. He was of the view that CEDD's assessment on the speed of the falling boulders was incorrect as those boulders were about 70m away from the Site and the speed of the falling boulders could reach 26m per second, taking into account the travelling distance. The energy on impact was far greater than a 6m tall rigid barrier could withstand.

100. As invited by the Chairman, Mr Marco Y.W. Pang, CEDD explained that the speed of the falling boulders was calculated on the basis of a boulder fall simulation. Computer simulation was carried out to estimate the implication of falling boulders of 2m in diameter at various locations towards the Site. The rigid barriers were designed based on the data obtained from the simulation.

101. Mr K.K. Ling, Director of Planning said that the representers were particularly concerned with the stability of the 3 groups of large boulders. He asked whether the preliminary slope assessment and the computer simulation had covered those boulders. With the aid of the visualiser, Mr Marco Y.W. Pang, CEDD pointed out the approximate location of the three groups of boulders and confirmed that those boulders were within the area of CEDD's preliminary slope assessment. Mr Pang reiterated that the assessment was preliminary and no detailed boulder survey was carried out.

102. Mr Law Kee Leung (R623) disagreed with the location of the 3 groups of boulders. He then showed the location of the boulders in question on the survey sheet. Mr Marco Y.W. Pang, CEDD explained that he was referring to the same groups of boulders on his plan. Mr Law clarified that he was raising his concerns on the slope safety issue and that the representative of CEDD had not provided adequate information to address his concerns. The rigid barriers could not withstand the impact of falling boulders larger than 2m in diameters at a speed higher than 6.9m per second, according to his calculations made earlier.

The Chairman said that both the calculation made by Mr Law (R623) and by CEDD had been presented to the Board. Members would consider those figures accordingly.

103. Another Member said that falling boulders reaching a speed of 26m per second or about 90km per hour within a distance of 75m would be much faster than a race car. The Member cast doubt on Mr Law's assessment and would like to obtain more information on the boulders in considering the safety aspect. The Member also asked DPO/TWK to explain the rationale of adopting a plot ratio (PR) of 2.88, which was higher than the PR of about 1.5 of the surrounding developments. Regarding open space provision, the Member noted that there was adequate open space provision for recreational use in Kowloon Planning Area 4, and asked why the residents reacted so strongly about losing the "GB" site.

104. In response, Mr Lawrence Y.C. Chau, PlanD said that in view of the shortage of housing land supply and in accordance with the Policy Address, PlanD would endeavour to increase the development intensity of residential site by 20% wherever practicable. While the "Residential (Group C)" ("R(C)") zone for the Site would permit a maximum PR of 3, having considered the site constraints, a PR of 2.88 was recommended. Although the recommended PR was different from that of the developments in the immediate surrounding area, it was comparable with the development intensity of Parc Oasis with PR 3 within the same Shek Kip Mei OZP planning scheme area. Regarding public open space, a total of about 38 ha of open space was provided in Shek Kip Mei, which had far exceeded the required open space of 19ha under the HKPSG.

105. The same Member requested DPO/TWK to provide information on the PR of developments located to the north of Lung Cheung Road. In response, Mr Lawrence Y.C. Chau said that both the PR of Beacon Heights and Dynasty Heights were 1.55, while those of the proposed developments at the sites zoned "R(C)11" and "R(C)12" to the north of Lung Cheung Road were 1.01 and 1.46 respectively. Beacon Heights and Dynasty Heights were completed in the 1980s and 1990s and the development intensity was adopted having considered the prevailing traffic and environmental conditions at the time. The "R(C)11" site was located near Lung Cheung Road and was subject to traffic noise and building height restrictions, hence a lower PR was adopted. However, the Site was not located near any

major road and was not subject to traffic noise and air quality problems, and a higher PR was proposed.

106. A Member said that Beacon Heights and Dynasty Heights mainly contained flats of larger size with a car parking ratio of 1 space per flat. A high usage of private car was expected. However, the estimated 980 flats at the proposed development at the Site would have smaller flat size and a lower car parking ratio. As all the developments would use the same flyover to Nam Cheong Street, the Member asked whether the assessment on road/junction capacity had taken into account the difference in the mode of transport. In response, Mr Marco H.Y. Tai, TD said that 115 car parking spaces would be provided for the estimated 980 flats at the Site. This would generate about 100 vehicular trips per hour (or 2 cars per minute) during peak hours. The pattern of the traffic flow due to the new development was assessed based on the traffic pattern of Dynasty Heights. In addition, TD had also carried out a sensitivity analysis on the change in traffic generation in the event that larger flats were built. With more larger flats, although more car parking spaces would be provided, there were less number of flats and as such, there would not be a significant difference in the total amount of traffic generated.

107. Mr Ricky Chan (R329) asked the representative of PlanD to clarify the open space provision. The Chairman explained to Mr Chan that the Question and Answer session was for Members to direct their enquiries to the relevant attendees, but he allowed Mr Chan to state his views. Mr Chan said that the open space provision mentioned by DPO/TWK was mostly indoor games hall, football fields, community hall or paved open area which were different from the natural environment at the Site. The Chairman said that the provision of GIC facilities and open space in Shek Kip Mei and Sham Shui Po District was listed in Annex VIII of the Paper. Ms Wong Mie Yee (R259) said that it was not appropriate to compare the development intensity of the Site with that of Parc Oasis which was far away from the Site.

108. Regarding a Member's query on the strong public reaction against the rezoning of the Site in view of the adequate open space provision in the area, Ms Ng Mei (representative of R226) said that there would be fewer natural trails in Sham Shui Po for hiking with more developments to the north of Beacon Heights. The view along the hiking

trails had changed a lot. As mentioned previously, some walking trails had been blocked due to the residential developments to the east of Beacon Heights. The last piece of natural area with a quiet environment would be lost if the Site was rezoned for residential development. There would be an additional 3,500 flats upon the redevelopment of Pak Tin Estate, followed by the redevelopment of Shek Kip Mei Estate. There was already concern on the inadequate health care centre in Sham Shui Po. The residents in the district would have to bear the consequences of a significant population increase at the expense of their natural recreational area. Sham Shui Po DC considered that the local residents had contributed their part in giving support to housing development in other sites and the “GB” site should not be taken away from them. She invited Members to visit the Site to appreciate the natural environment.

109. As Members did not have any further questions and the representers and the representers’ representatives had nothing to add, the Chairman said that the hearing procedure had been completed. The Chairman thanked the representers, the representers’ representatives and the government representatives for attending the hearing. They all left the meeting at this point.

110. There being no other business, the meeting was closed at 7:30 p.m.